

The Coach House

Anstey Way Instow, Bideford, Devon EX39 4JF

Guide Price

£675,000



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A Four-Bedroom, Three-Bathroom Detached Home In The Centre Of Instow With Gardens & Parking

The Coach House, Anstey Way, Instow, Bideford, EX39 4JF



Positioned in the highly sought-after coastal village of Instow, this beautifully renovated four-bedroom detached home enjoys estuary views, private enclosed gardens and driveway parking. Thoughtfully improved and extended by the current owners, the property blends character with light, airy interiors and a wonderfully flexible layout, offering excellent scope for single-level living or accommodation for extended family.

Exposed timber and stonework sit comfortably alongside contemporary finishes, creating a home that feels both welcoming and carefully considered.

The recently extended kitchen is a particular highlight. Generous glazing and a rooflight flood the room with natural light, while contemporary cabinetry and warm-toned worktops create an attractive yet practical space. There is ample room to dine and socialise, with bi-fold doors opening directly onto the garden - perfect for summer entertaining or simply enjoying breakfast with the doors open.

The main sitting room offers a more intimate atmosphere, with character features and a wood-burning stove providing a warm and inviting focal point. An adjoining dining area provides further space for family meals and entertaining, while maintaining an easy connection with the surrounding accommodation.

To the rear, a second sitting room, also created as part of an extension, provides a bright and peaceful living space complete with its own kitchenette. This particularly useful addition offers a degree of independence from the main living areas and excellent potential to form part of a self-contained annexe. Whether for relatives, visiting guests, future planning or changing family needs, it brings a valuable level of versatility to the home.

The four bedrooms are arranged across both floors, with

two on the ground floor and two on the first, complemented by three bathrooms. This thoughtful configuration provides the option of living predominantly on one level while also lending itself well to an annexe arrangement. The uppermost bedroom enjoys attractive estuary views, adding another dimension to the property's coastal setting.

Outside, the private and fully enclosed gardens provide inviting spaces for relaxing, dining and entertaining, with established planting and a choice of areas from which to enjoy the surroundings. A detached study, equipped with Wi-Fi, electricity and lighting, provides a dedicated workspace away from the main house - ideal for home working, creative pursuits or quiet study.

A useful garden store provides additional storage, while driveway parking completes this appealing and versatile coastal home.

Kitchen Breakfast Room 4.32 x 3.91 (14'2" x 12'9")

Lounge 4.78 x 4.04 (15'8" x 13'3")

Dining Area 3.63 x 2.54 (11'10" x 8'3")

Bedroom 1 3.32 x 3.35 (10'10" x 10'11")

Ensuite

Bedroom 2 3.35 x 3.15 (10'11" x 10'4")

Bedroom 3 3.76 x 2.62 (12'4" x 8'7")

Bedroom 4 3.66 x 2.39 (12'0" x 7'10")

Ground Floor Shower Room 2.64 x 1.42 (8'7" x 4'7")

Kitchenette

Family Bathroom

Garage / Store





Situation

The ever-popular coastal village of Instow perfectly epitomises North Devon, where rolling countryside meets the coast. The village is renowned for its glorious sandy beach overlooking the estuary, backed by dunes and popular with families, dog walkers and water-sports enthusiasts alike.

Instow also enjoys an excellent selection of places to eat and drink, with award-winning restaurants, cafés and a highly regarded local delicatessen making it something of a destination for food lovers. The village has a popular yacht club, while the nearby Tarka Trail provides miles of scenic walking and cycling. During the summer months, a pedestrian ferry operates across the estuary to the picturesque fishing village of Appledore.

There is a primary school within the village, with convenient access to secondary schooling and further education in the surrounding towns of Barnstaple, Bideford and Torrington. Instow is also well connected, with regular bus services to Barnstaple and Bideford and easy access to the A39.

A number of North Devon's best-known beaches are within easy reach, including Westward Ho!, Saunton, Croyde, Woolacombe and Putsborough, while the popular coastal town of Bude lies approximately 30 miles away.

Barnstaple, North Devon's principal regional centre, offers a comprehensive range of amenities, shopping and leisure facilities, together with a railway station providing services to Exeter. Tiverton Parkway, with direct rail services to London, is also accessible by road, while the A361 provides a convenient connection to the M5 motorway and the wider national road network. For air travel, Exeter, Bristol and Newquay airports are both within approximately two hours' drive.

DIRECTIONS

Use the postcode EX39 4JF or what 3 words [///anchovies.performed.statue](#) to the front gates of the property.



VIEWING

**By appointment through
Phillips, Smith & Dunn
Bideford Office
01237 879797**



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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