



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Lane End Close  
Instow  
Bideford  
Devon  
EX39 4LG

**Offers Over: £675,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

4 Lane End Close, Instow, Bideford, Devon, EX39 4LG



WALK TO THE BEACH FROM THIS BEAUTIFULLY EXTENDED DETACHED HOME

- 4 Bedrooms (1En-suite)
- Stunning Kitchen / Dining Room - ideal for modern living & entertaining
  - Spacious Living Room
- All ground floor rooms open to the sunny rear garden
- Impressive rear Balcony offering a superb space for relaxing
- Garden Room, versatile Study / Boot Room, Utility Room & Cloakroom
- Sunny rear garden with outbuildings
- Ample driveway parking & Garage



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

## Overview

**Positioned within one of Instow's most desirable residential settings, this beautifully extended and extensively refurbished detached home offers an exceptional balance of space, style and coastal lifestyle, all within 2 minutes' walk of the dunes and the beach and also very close to the village amenities.**

**The property has been thoughtfully redesigned to suit modern living, creating a natural flow between the principal rooms while retaining a sense of separation and versatility. At its heart is an impressive Kitchen / Dining Room, perfectly suited to both everyday living and entertaining, complemented by a spacious Living Room and an additional Garden Room, both enjoying a strong connection to the outside space.**

**A particular feature of the home is the way in which the ground floor has been arranged around the garden, with all principal rooms opening directly onto the rear, enhancing the feeling of light, space and seamless indoor-outdoor living.**

**Further enhancing the ground floor is a well-appointed Utility Room with internal access to the Garage, alongside a separate Study / Boot Room, offering excellent flexibility for home working or practical day-to-day use. A Cloakroom completes the ground floor accommodation.**

**To the first floor, the property offers 4 well-proportioned double Bedrooms, including a generous principal suite with En-suite Shower Room. Both the principal bedroom and landing provide access to an impressive rear balcony, creating a superb additional space for relaxing or enjoying the coastal air. A Family Bathroom serves the remaining bedrooms.**

**Externally, the property presents a clean and contemporary coastal aesthetic, with New England-inspired styling incorporating high quality weatherboard cladding to the upper elevations and painted rendered walls beneath, creating an attractive and low-maintenance finish.**

**The rear garden enjoys a sunny aspect and offers excellent space for both relaxation and entertaining, complemented by two bespoke-built outbuildings. From here, there is easy access to the dunes and coastal paths, ideal for walking and embracing the surrounding estuary lifestyle.**

**To the front, the property benefits from ample driveway parking for multiple vehicles in addition to the Garage — a rare and valuable feature within Instow — further enhancing its appeal as both a main residence or coastal home.**

**Instow remains one of North Devon's most sought-after coastal villages, renowned for its sandy beach, estuary views and relaxed yet vibrant atmosphere, with a selection of well-regarded pubs, restaurants and everyday amenities. The property enjoys a peaceful cul-de-sac position while remaining within easy reach of all that the village has to offer.**

**This is a rare opportunity to acquire a significantly upgraded home in a prime village setting, offering a compelling combination of lifestyle, space and practicality.**

### Agents Note

The property has been subject to ongoing improvement, including an electrical re-wire approximately 9 years ago and the installation of a gas fired boiler around 3 years ago. We understand that all televisions and the fitted lounge TV unit are included within the sale.

We are advised by the vendor that the property benefits from cavity wall insulation using batts, installed in accordance with the Building Regulations applicable at the time of construction.

### Services

Mains water, electricity, gas and drainage

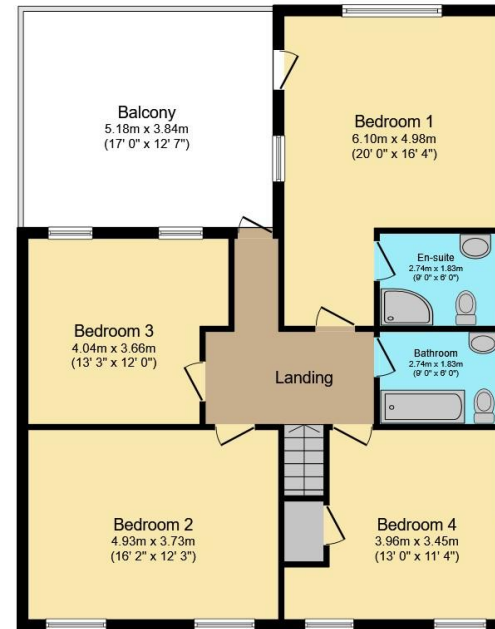
### Council Tax Band

E - North Devon Council



Ground Floor

Floor area 121.0 sq.m. (1,302 sq.ft.)



First Floor

Floor area 89.1 sq.m. (960 sq.ft.)

Total floor area: 210.1 sq.m. (2,262 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



4 Lane End Close, Instow, Bideford, Devon, EX39 4LG

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

4 Lane End Close, Instow, Bideford, Devon, EX39 4LG



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

4 Lane End Close, Instow, Bideford, Devon, EX39 4LG



## Area Information

Instow is an iconic village in North Devon perched at the point where the River Taw and River Torridge meet before joining the Atlantic Ocean – all within sight from most properties in the village. It also enjoys great views of its sister village Appledore on the opposite bank.

Wired into local transport links you can be in the heart of Bideford in minutes on the bus, and Barnstaple within 20 minutes. It has a primary school, a community hall and several churches including the interesting Italianate All Saints Chapel.

Instow has lots of places to moor a boat if you have one, and it has a handful of shops and great local restaurants. Locals make good use of the beach and the small yet severely eroded dune system close by (look out for the rare Pyramid Orchid when the season is right). The Tarka Trail runs through the heart of the village where the railway used to run. There's still traces of the railway all around the village including the country's only Grade I signal box. The film about yachtsman Donald Crowhurst – Deep Water was filmed in Instow in 2015.

## Directions

Driving from Bideford Town on the A39, take the left filter lane just after crossing the New Bridge across the River Torridge and follow the signs to Instow. The main road through the village is called Anstey Way. Continuing on Anstey Way for a quarter of a mile, take the turning to the left opposite the marine base onto Marine Parade. Take another left into Lane End Close and the property shall be found on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999  
bideford@boproperty.com

## We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

