



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sand Dune View  
Marine Parade  
Instow  
Bideford  
Devon  
EX39 4FF

**Offers Over: £675,000 Freehold**



Changing Lifestyles

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

Sand Dune View, Marine Parade, Instow, Bideford, Devon, EX39 4FF

AN EXCEPTIONAL, DETACHED, CONTEMPORARY HOME IN THE HEART OF INSTOW



- 4-5 Bedrooms (1 En-suite)
- Superb vaulted Kitchen / Dining Room enjoying attractive views towards the coastline & dunes
- Impressive Lounge with French doors opening onto a Balcony
- Flexible Reception Room - ideal as a study or hobbies room
- Attractive landscaped gardens designed for easy coastal living
  - Driveway parking & Integral Garage
- Moments from Instow beach, village amenities & Tarka Trail



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## Overview

Located in the heart of one of North Devon's most desirable coastal villages, Sand Dune View is an exceptional, detached, contemporary home offering beautifully presented accommodation, generous living space and glimpses towards the Estuary and surrounding coastline. Positioned just moments from Instow beach, the dunes, restaurants and village amenities, the property perfectly captures the relaxed coastal lifestyle for which the village is so highly regarded.

Designed with modern living in mind, the property offers bright and spacious accommodation arranged around an impressive first floor open-plan living space. The superb vaulted Kitchen / Dining Room is a standout feature of the home fitted with a range of contemporary units complemented by solid wood work surfaces and a central island. Large windows frame attractive views towards the coastline and dunes while allowing natural light to flood the room.

The adjoining Lounge is equally impressive, featuring a vaulted ceiling and French doors opening onto a Balcony where elevated views towards the Estuary can be enjoyed. This wonderful space creates an ideal environment for both entertaining and everyday living while embracing the surrounding coastal setting.

The accommodation provides excellent flexibility with 4 well-proportioned double bedrooms. The principal bedroom benefits from a modern En-suite Shower Room while the remaining bedrooms are served by a stylish Family Bathroom. A useful additional Reception Room currently utilised as a music room / study offers further versatility and could suit a variety of lifestyle requirements including home working.

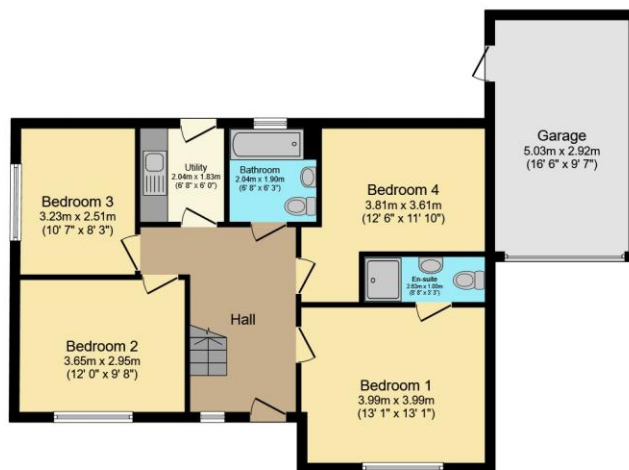
Externally, the property enjoys attractive and easy-to-maintain gardens designed for modern coastal living. The enclosed rear garden offers a good degree of privacy with lawned and paved areas - ideal for outdoor dining and relaxation. To the front of the property is extensive gravelled parking together with an Integral Garage and useful pedestrian side access.

Instow, itself, is regarded as one of North Devon's premier coastal villages, offering a unique blend of relaxed seaside charm and everyday convenience. The sandy beach, yacht club, delicatessen, pubs, restaurants and cafés all contribute to the village's thriving atmosphere, while the nearby Tarka Trail provides excellent walking and cycling opportunities.

With Appledore visible across the Estuary and the dunes and coastline quite literally on the doorstep, Sand Dune View offers a rare opportunity to acquire a striking modern home within one of the region's most sought-after coastal settings.

### Council Tax Band

F - North Devon Council



**Ground Floor**  
Floor area 81.7 sq.m. (879 sq.ft.)



**First Floor**  
Floor area 81.8 sq.m. (880 sq.ft.)

Total floor area: 166.3 sq.m. (1,791 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)





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## 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 churches, including the interesting Italianate All Saints Chapel.

Instow has lots of places to moor a boat if you have one, as well as a shop, post-office, and a delicatessen. Locals make good use of the beach and the small 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 are 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

Directions to this property can be easily found by using What3words: <https://w3w.co/sponsors.symphonic.addicted>

Driving from Bideford Town on the A39 toward Barnstaple, take the left filter lane just after crossing the New Bridge across the River Torridge and follow the signs to Instow. Upon entering the village, take the left filter lane onto Marine Parade, and follow this road across the waterfront, and continue with the dunes on your left. The property shall be found on your right-hand side displaying a for sale board, opposite Instow Royal Marine Camp.

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.

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

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### 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	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

