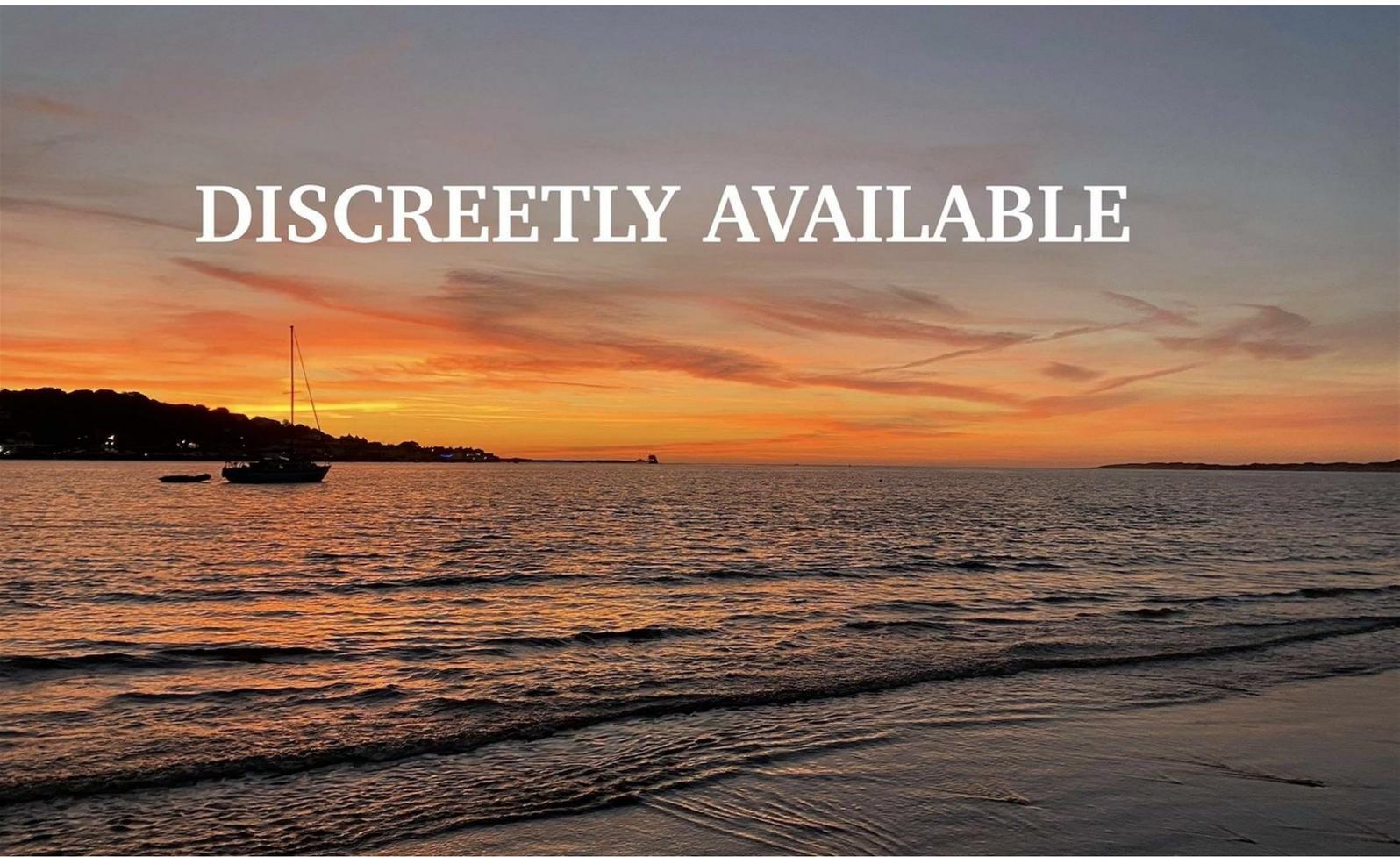


DISCREETLY AVAILABLE



Discreetly Available, Instow

£1,200,000

An elevated coastal residence comprising a detached two-bedroom reverse living house and two single-storey two-bedroom cottages, all requiring modernisation, with garaging, workshops, and mature gardens. There is also the option to purchase additional land, including an orchard and pastureland extending to approximately 5.77 acres, by separate



negotiation. The property offers excellent potential for redevelopment, multi-generational living, or home-and-income use (subject to planning permission).

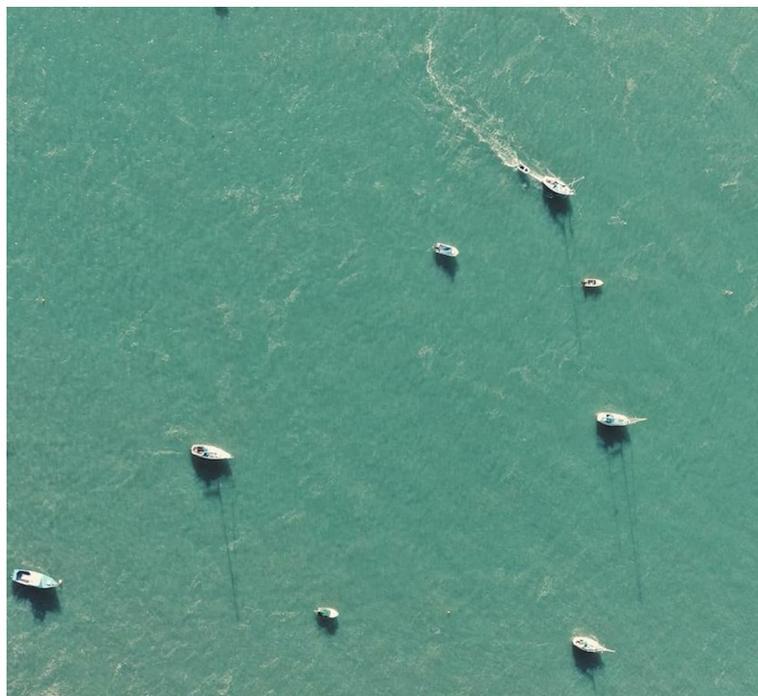
Situated in a highly regarded North Devon coastal setting, this privately positioned property enjoys an elevated outlook with far-reaching estuary and countryside views. Within walking distance of the beach and village amenities, it offers privacy, versatility, and long-term potential in one of the region's most desirable coastal locations.

Instow's maritime character is enhanced by colourful fishing boats gently bobbing in the harbour. It boasts a glorious sandy riverside beach backed by dunes, popular with families and water sports enthusiasts alike.

At low tide, the beach extends to over 200 acres, making it ideal for dog owners and outdoor pursuits. With its vibrant estuary, golden sands, and thriving community, the village offers a variety of award-winning restaurants, cafés, and a well-regarded delicatessen - earning its reputation as something of a foodie's paradise.

Instow is also home to a popular yacht club, provides access to the Tarka Trail for walkers and cyclists, and offers a seasonal passenger ferry to Appledore during the summer months. The village has a primary school, with convenient access to secondary and further education in nearby Barnstaple and Bideford.

A village church and hall host regular activities and events, contributing to a strong sense of community. Instow is also home to one of England's oldest cricket clubs, with its charming thatched pavilion and scoreboard forming a distinctive local landmark.



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