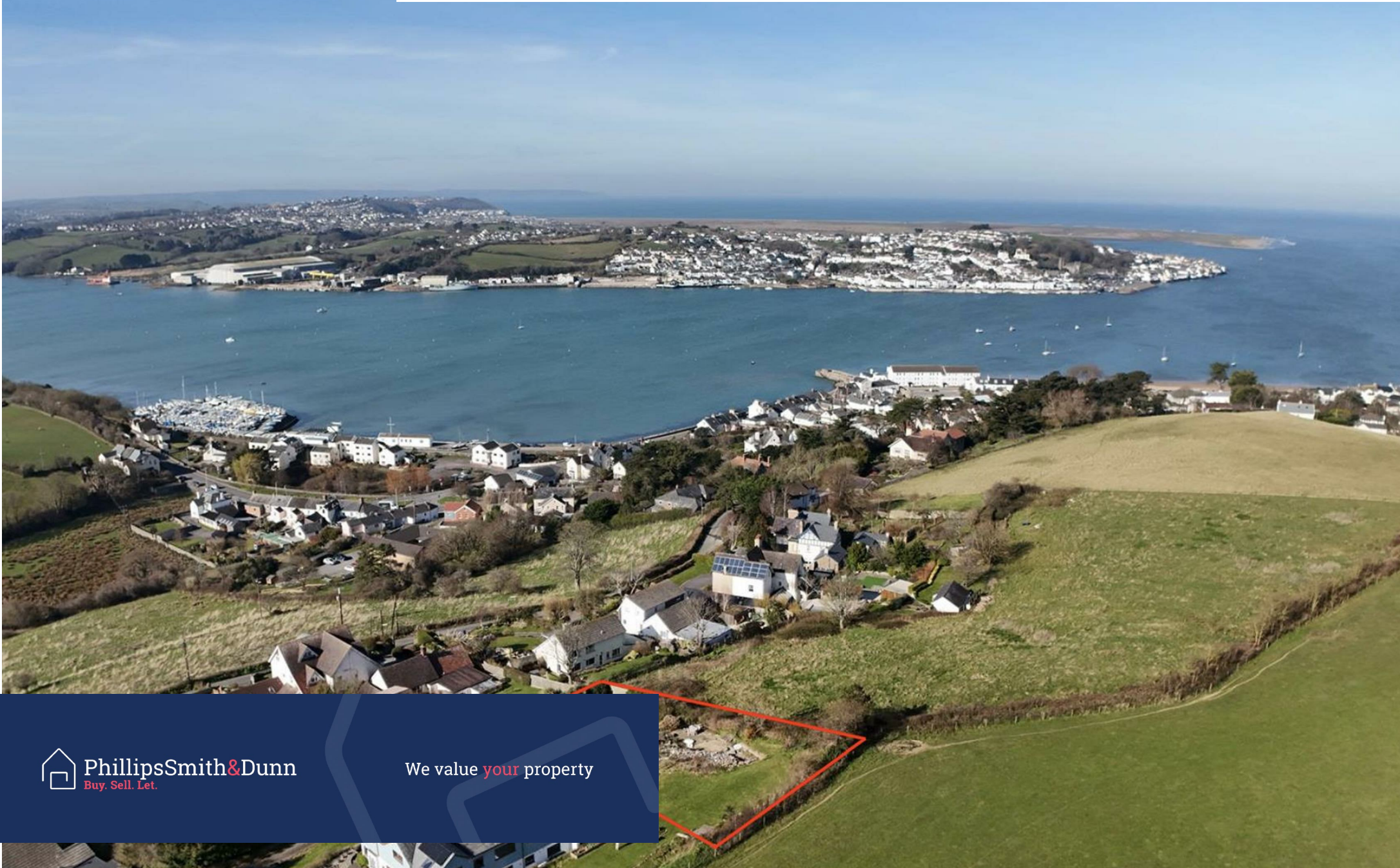


# Stunning Development Opportunity

Development Land New Road, Instow, Bideford, EX39 4LN

Guide Price

£POA



 **PhillipsSmith&Dunn**  
Buy. Sell. Let.

We value **your** property







# Unique Development Opportunity - Instow

Development Land New Road, Instow, Bideford, EX39 4LN



A true once-in-a-lifetime site of approximately 1/3 acre (0.13h)

A rare opportunity for an individual self-build in one of North Devon's premier coastal villages, Instow. A stylish modern design with stunning open views encompassing the estuary, Hartland and out to Lundy Island.

A contemporary and imposing design taking full advantage of its location and the surroundings. The new house will have fantastic views with reverse level accommodation. An excellent location for a fantastic holiday home, forever home or UK base.

All services are on or near the site and with permitted development in a 'ready to build status'.

Views can be enjoyed from both floors, the land to the front falls away and to the rear backs onto agricultural fields which have been farmed for generations owned by Tapley Estate.

The development site offers plenty of space for garaging / car ports and parking along with sizeable gardens with a beautiful south aspect.

\* An alternative layout with 4 ensuite bedrooms to the ground floor and lounge plus huge family kitchen/diner to the first floor is also available.

# DETAILS

The property offers the best of both worlds being WALKING DISTANCE to Instow seafront and with fantastic views, privacy and total tranquility.

Instow's maritime character is amplified by the presence of colourful fishing boats bobbing gently in the harbour. Boasting a glorious sandy riverside beach, backed by dunes, Instow is popular among families and water-sports enthusiasts alike.

The beach expands over 200 acres at low tide ideal for those of you that have four-legged friends. With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a 'foodie's' paradise.

It is also home to the popular North Devon Yacht club, as well as having access to the Tarka Trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village as well as convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford. There is also a village church and hall with frequent activities and contemporary events.

This property's fantastic location is sure to set it above others within the village. Being close to the beach, pubs, restaurants and shop with local deli all within an easy stroll. The bus stop is around 350m walk, which eliminates the taxi of mum and dad.

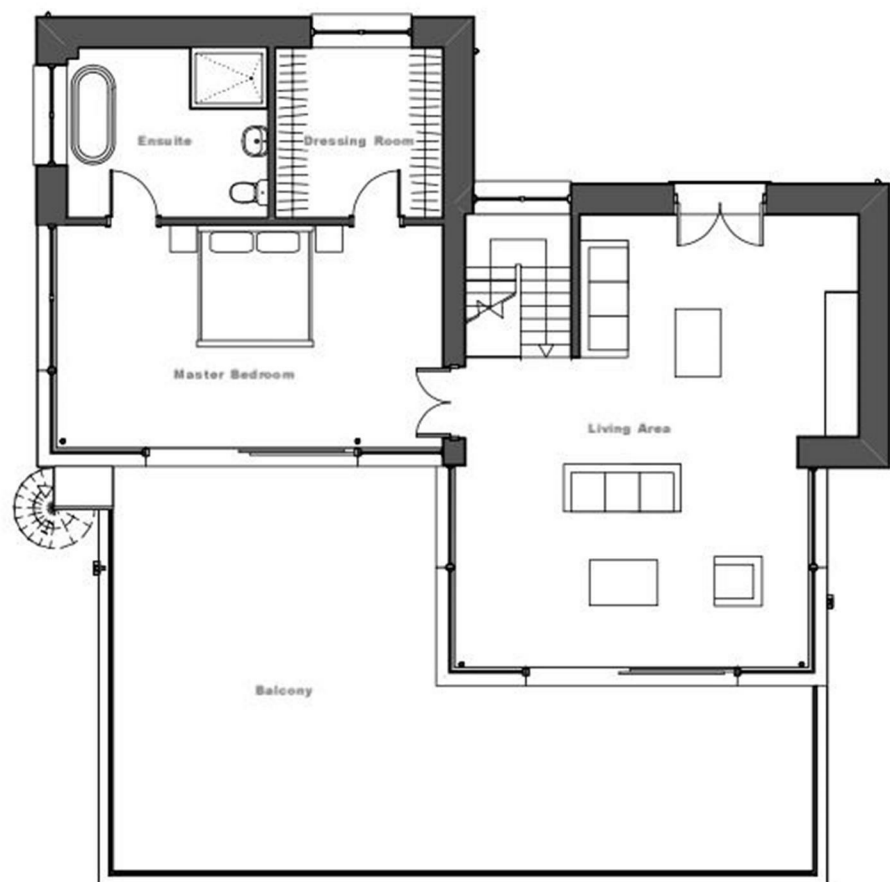
The property must be viewed to be fully appreciated, contact the Phillips Smith and Dunn Bideford team for more information and to arrange a viewing.

## VIEWING

Strictly by appointment only, through our Phillips, Smith & Dunn Bideford office-







First Floor Plan 1:100 @ A1



Ground Floor Plan 1:100 @ A1



## DIRECTIONS

Heading into Instow from Bideford continue on the top road taking the right turning sign posted New Road. Follow the road for about half a mile and the access drive to Sunset House is on your left. All viewings strictly by prior appointment please.



## VIEWING

Strictly by appointment only,  
through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office  
01237 879797





**PhillipsSmith & Dunn**  
Buy. Sell. Let.



Ordinance Survey Map in  
accordance to Land Registry.

Not to be used for scale.