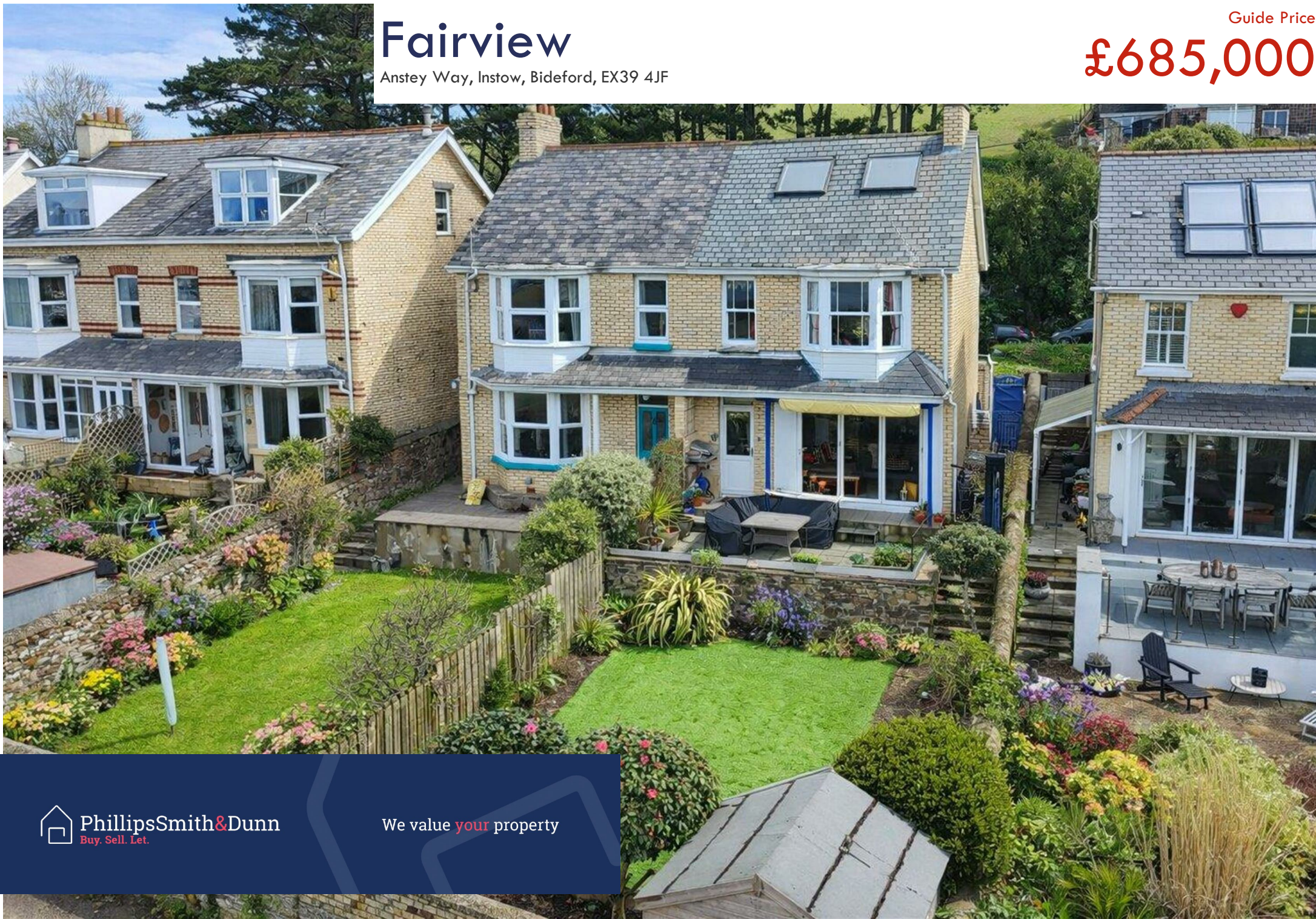


# Fairview

Anstey Way, Instow, Bideford, EX39 4JF

Guide Price

£685,000



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# Four Bedroom Coastal Property With Tremendous Views

Fairview, Anstey Way Instow, Bideford, EX39 4JF



Built in 1928 by a highly reputable local builder, this four-bedroom semi-detached family home occupies an elevated position with tremendous far-reaching estuary views - from the banks of the river towards Tapley House, across Bideford Bridge to Instow, and out to sea.

The property has been tastefully modernised. Stepping inside, you are welcomed by an entrance lobby - the perfect spot for coats, shoes and sandy paws. The kitchen is spacious and offers room for casual dining, ideal for breakfasts. It is newly fitted with a range of cupboards, ample preparation space, and an electric oven with gas rings, made by AGA - perfect for those who enjoy home cooking.

The lounge/dining room is a wonderful open-plan space, ideal for hosting and entertaining family and friends. A central wood burner creates a fantastic focal point and adds a welcoming warmth. In the sunnier months, you can pull back the bi-fold doors to seamlessly integrate the room with the outside patio, where the same flooring continues throughout.

The patio is an excellent spot for al fresco dining. Being west-facing, it enjoys sunshine until the early evening on most days. With tremendous views across the bay, up the river and out to sea, it is a wonderful place to relax at any time of day.

On the first floor, there are three bedrooms (one with an en-suite shower room) and a further family bathroom. The principal bedroom is generously sized and features bespoke built-in wardrobes and a bay window that floods the room with natural light, as well as offering stunning 180-degree estuary views. The second bedroom is also well proportioned and benefits from its own en-suite. The third bedroom would make an excellent study or home office, while still offering ample space for a single bed.

On the top floor, there is a large bedroom with a separate WC and wash basin. This room spans the full width of the house and enjoys arguably the finest views, framed by two large Velux windows that maximise the natural light and outlook.

For more information about this property, please do not hesitate to contact the Bideford team.

The property is located in the ever-popular coastal village of Instow, within walking distance of the village shop, local pubs and the beach.

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

At low tide, the beach stretches across more than 200 acres - ideal for those with four-legged friends. With its beautiful, active estuary, golden sands and thriving community, Instow offers a wealth of award-winning restaurants, cafés and a well-regarded local delicatessen. The village could easily be described as a foodie's paradise.

Instow is also home to the popular yacht club, provides access to the Tarka Trail for walkers and cyclists, and operates a seasonal pedestrian ferry to Appledore during the summer months. There is a primary school within the village, along with convenient access to secondary schools and further education facilities in the nearby towns of Barnstaple and Bideford.

The village also benefits from a church and community hall, which host frequent local activities and contemporary events, contributing to its vibrant atmosphere. Instow is home to one of England's most established cricket clubs; its charming thatched pavilion and traditional thatched scoreboard form a unique and much-loved local landmark.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford**  
office- 01237 879797

### Entrance Hall

**Kitchen Breakfast Room 7.01m x 3.05m (22'11" x 10'0")**

### Utility Room

### Ground Floor WC

**Lounge Diner 7.01m x 3.66m (22'11" x 12'0")**

**Bedroom 1 3.66m x 3.63m (12'0" x 11'11)**

**Bedroom 2 3.66m x 3.63m (12'0" x 11'11)**

### Ensuite

**Bedroom 3 / Study 2.44 x 2.74 (8'0" x 8'11")**

**Bedroom 4 4.27 x 3.66 (14'0" x 12'0")**

### Family Bathroom





To the front of the property, there is a small, easy-to-maintain courtyard-style garden - an ideal space for potted plants, a kitchen garden, or growing fresh herbs.

The rear garden features a large patio at the upper level, offering ample space for outdoor seating and entertaining. The lower section is landscaped with a range of mature shrubs and borders, complemented by artificial grass for ease of maintenance.

For more information about Fairview, Instow, please do not hesitate to contact the Bideford team.



**DIRECTIONS**

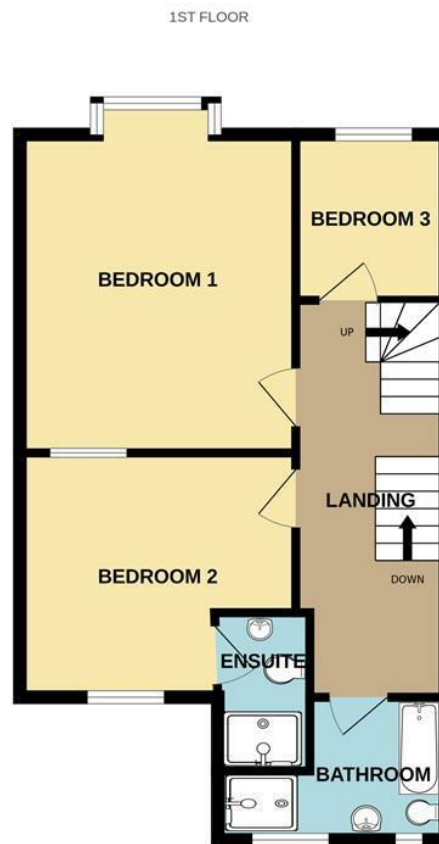
From Bideford Quay, cross the river via the Old Bridge. At the roundabout, turn left and continue along this road for approximately three miles, passing through Westleigh and into Instow. Upon entering the village, remain on the same road and turn right into New Road, where parking can be found nearby. The property is a yellow Marland brick home, clearly signposted 'Fairview'.



**VIEWING**

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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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