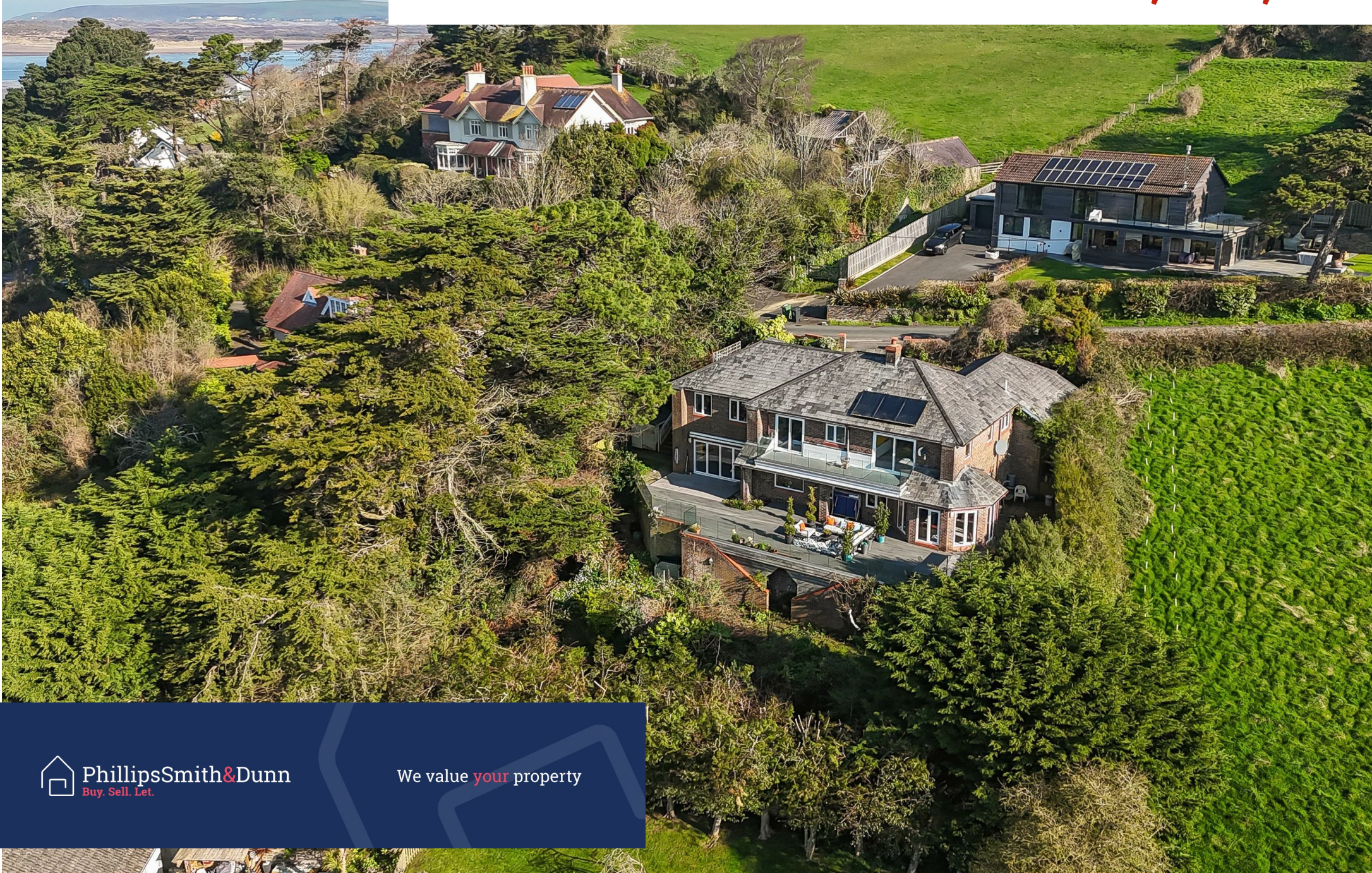


# Torbrook House

New Road, Instow, Bideford, EX39 4LN

Guide Price

£2,000,000



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# Unique Five-Bedroom Detached Family Home With Tremendous Views

Torbrook House, New Road, Instow, Bideford, EX39 4LN



Torbrook House is, quite simply, a unique and exceptional property - often sought but seldom found. Built in 1992 to take full advantage of its superb south-facing views, the house features brick elevations with double-glazed doors and windows beneath a tiled roof. From the lane, it appears to be a bungalow; however, once inside, the bright, spacious and highly versatile accommodation -extending to over 3,250 sq ft - becomes immediately apparent.

The current owners have occupied the property for approximately five years and have tastefully modernised it throughout to a high standard, including a new kitchen and bathrooms, upgraded central heating, and new flooring. A particular highlight is the complete redecoration, carried out with flair and a thoughtful use of colour. The reception areas are arranged in distinct zones yet retain an open-plan feel, with numerous doors opening out to a superb sun terrace/balcony - ideal for entertaining, relaxing and enjoying the views.

An attached double garage offers potential for conversion, subject to the necessary planning consents, and the owners have also explored the possibility of adding a third storey or extensive roof terrace (STPP) to further enhance the outlook.

Accessed at drive level, a pair of UPVC doors lead into an entrance porch and then a spacious entrance hall with glass balustrading and a staircase to the garden level. The principal bedroom is a double-aspect room with sliding doors to a sun balcony enjoying fine estuary views, along with a dressing room and well-appointed en suite shower room. Bedroom two also benefits from balcony access, a dressing room and en suite, while bedrooms three and four are well-proportioned, with bedroom three enjoying estuary views. A family bath/shower room serves this level.

The staircase leads down to the garden level where a lower hall opens into a splendid triple-aspect sitting room with a Minster-style fireplace, wood burner and a study area with French doors opening onto the terrace. At the heart of the home is an impressive open-plan dining, kitchen and breakfast space with tiled flooring and bi-fold doors opening onto the sun

terrace and balcony. The contemporary kitchen is fitted with grey gloss units, quartz work surfaces and integrated AEG appliances, centred around a large island with induction hob. A utility room, cloakroom and a fifth bedroom complete this level.

Outside, the property benefits from an attached double garage with power, light and water, along with a private driveway providing parking for several vehicles. Steps lead down to the rear garden, where a sun terrace with glazed balustrading provides an excellent space for outdoor living, with a shaded seating area and further terraces leading to a secluded garden laid to mature shrubs with a meandering gravel pathway and stone boundary. The garden offers further potential for landscaping.

Torbrog House is a property that must be viewed internally to be fully appreciated.

**SERVICES -**

All mains connected. Gas-fired central heating. There are a series of solar panels on the rear roof slope, which are not currently in use.



**VIEWING**

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



# Situation

Torbrook House occupies a prime position within one of North Devon's most prestigious coastal communities, enjoying direct views over the River Torridge and across the estuary to open countryside beyond. The property benefits from wonderful sunsets, as well as early morning light reflecting off the charming former fishing cottages of Appledore on the opposite shore.

Instow is a highly desirable village, offering an excellent range of amenities and leisure pursuits. The sandy beach and North Devon Yacht Club are within a five-minute walk, providing opportunities for boating, with moorings understood to be available. Popular local amenities include John's of Instow, combining a delicatessen, convenience store, Post Office and café, along with the Commodore Hotel & Restaurant and a selection of well-regarded pubs and eateries such as The Instow Arms and the award-winning Boat House restaurant.

The nearby Tarka Trail, a former railway line, extends for approximately 30 miles and offers scenic walking and cycling routes through some of North Devon's most attractive countryside. The area is also well served by regular bus routes and a ferry linking Instow to Appledore.

The port and market town of Bideford lies around 3.5 miles away, providing a wider range of everyday amenities, while Barnstaple, approximately 6.5 miles distant, offers the region's principal shopping, commercial and leisure facilities, together with a theatre and district hospital. From Barnstaple, the North Devon Link Road provides access to Junction 27 of the M5 in around 45 minutes, as well as Tiverton Parkway with rail connections to London in just over two hours.

North Devon's renowned surfing beaches at Croyde, Saunton and Putsborough, as well as Exmoor National Park, are all within approximately 40 minutes' drive. The area also benefits from a selection of highly regarded state and private schools, including Kingsley School in Bideford and West Buckland School, both with local transport links.

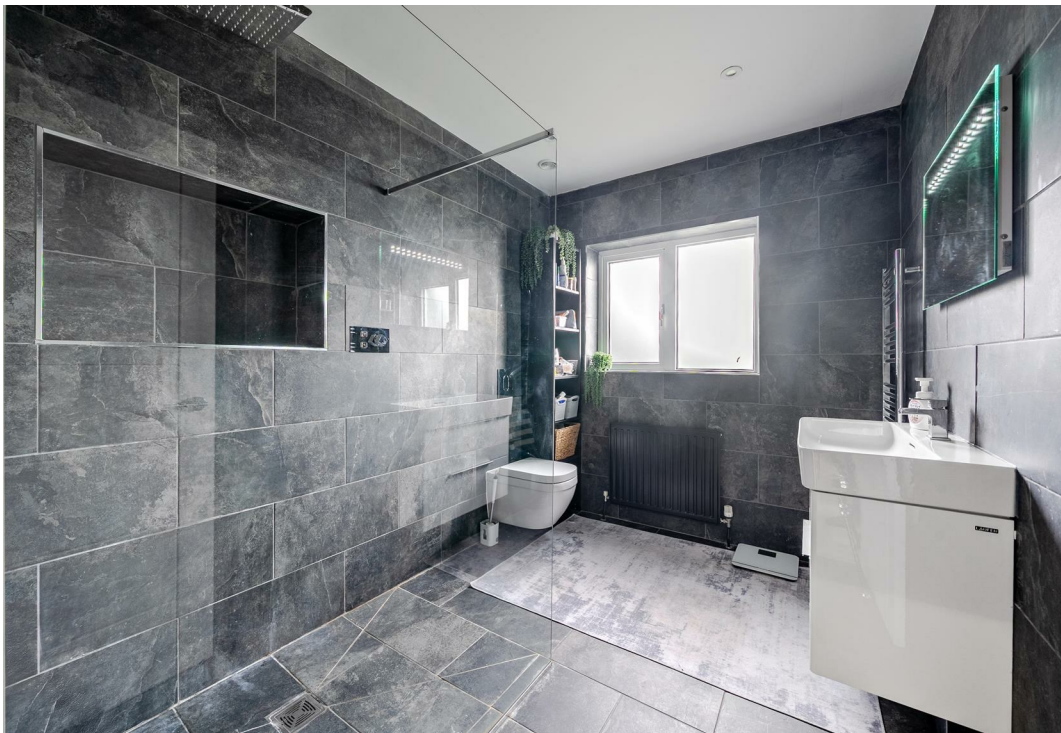
Despite its convenient access to the beach and village amenities, Torbrook House enjoys a peaceful setting off a quiet country lane, with easy access to surrounding countryside - offering an ideal balance of coastal living and privacy.



# Directions

Entering Instow from the Bideford direction along Anstey Way, ignore the turning to the sea front on your left and take the next right-hand turning to New Road. Continue up the hill for a short way and Torbrook House can be found on the right-hand side, just before open fields.





Approximate Area = 3054 sq ft / 283.7 sq m  
 Garage = 238 sq ft / 22.1 sq m  
 Total = 3292 sq ft / 305.8 sq m

For identification only - Not to scale

