

# Tarka's Lodge, Instow

Bideford, Devon EX39 4LZ

Offers Over

£800,000



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# A Fantastic Four-Bedroom House With A One Bedroom Annexe, Double Garage & Views!

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Built approximately 36 years ago, this spectacular 4,057 sq ft, four-bedroom family home includes a large one-bedroom annexe and double garage, and is situated down a private, gated driveway. It occupies a commanding position, enjoying far-reaching views towards Saunton and the estuary.

Approached via its private drive, this impressive family home is within walking distance of Instow Beach and benefits from stunning sea and estuary views. The additional annexe offers excellent flexibility, ideal for a dependent or independent relative, with both internal and external access. Alternatively, it presents a fantastic opportunity for additional income as an Airbnb or holiday let. Set within a spacious plot with a wraparound garden and double garage, this property is a must-see. Contact the Bideford team for more information or to arrange an early viewing.

Upon entering, a large entrance hall provides access throughout the home. To the front left is the beautifully appointed kitchen-dining space, recently updated by the current owners. This now serves as the social hub of the home - perfect for family life and entertaining. The kitchen has been refurbished to a high standard, featuring a range of built-in storage cupboards, ample preparation space, and plenty of natural light - ideal for those who enjoy home cooking.

The lounge is situated on the top floor, positioned to make the most of the stunning views. It is a generously sized room with ample space for the whole family. Doors lead out onto a sun terrace,

perfect for relaxing and taking in the scenery.

All bedrooms are well-proportioned. The principal bedroom is located on the ground floor and benefits from a newly installed en-suite shower room. The second bedroom, located on the first floor, also has an en-suite, while the third and fourth bedrooms are good-sized doubles on the ground floor.

The former kitchen on the ground floor would make an excellent utility room, offering ample space for storage. In addition, there is a smaller utility area already in place with rear access. Off the hallway, there is integral access to the double garage. Upstairs, the second bedroom also benefits from a through bathroom connecting to the annexe.

THE ANNEXE -

The annexe is well appointed, fully equipped, and provides a comfortable living space, ideal for a couple. Designed to maximise the views, the spacious open-plan kitchen and dining area offers plenty of room for a dining table. The adjoining bathroom (which links the main property and annexe) can also be incorporated into the annexe if desired.

There is a further large bedroom with an en-suite bathroom, generously sized and featuring doors that open onto the garden. The annexe also includes its own utility room and a rear door leading to a courtyard, which could easily be separated for private use. For more information regarding letting potential or projected income (for both long-term and holiday lets), please contact a member of the Bideford team.



Entrance Hall

**Kitchen Diner 9.85 x 5.2 (32'3" x 17'0")**

**Bedroom 3 5.2 x 4.3 (17'0" x 14'1")**

**Bedroom 1 4.6 x 3.6 (15'1" x 11'9")**

**Ensuite**

**Bedroom 4 2.86 x 2.14 (9'4" x 7'0")**

**Former Kitchen / Pot. Utility/Snug 4.30 x 2.23 (14'1" x 7'3")**

**Utility Room 2 x 2 (6'6" x 6'6")**

**Lounge 7.2 x 5.1 (23'7" x 16'8")**

**Bedroom 2 6.2 x 5.1 (20'4" x 16'8" )**

**Ensuite 3.0 x 1.2 (9'10" x 3'11" )**

**Purpose Built Annex**

**Double Garage 5.50 x 4.80 (18'0" x 15'8")**

**Detached Lodge / Garden Room**





# Situation

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 gently bobbing in the harbour. Boasting a beautiful 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 stunning estuary, golden sands, and thriving community, Instow offers a range 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 a popular yacht club, offers access to the Tarka Trail for walkers and cyclists, and operates a seasonal pedestrian ferry to Appledore during the summer months. The village benefits from a primary school, along with convenient access to secondary schools and further education facilities in the nearby towns of Barnstaple and Bideford.

The village also features a church and community hall, both of which host regular local activities and 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 distinctive and much-loved local landmark.

For more information or to arrange a viewing of this property, please do not hesitate to contact our Bideford team.

## DIRECTIONS

From Bideford proceed to Instow, passing through the village on Anstey Way, take the final turning on the right hand side onto Old Rectory Lane. Follow the road for a short distance before turning left into the private drive with wrought iron gates clearly signposted Tarka Lodge.



## VIEWING

By appointment through  
**Phillips, Smith & Dunn Bideford**  
Office 01 237 879797  
Or, Out of usual office hours  
contact Edward on  
**07772363674**



GROUND FLOOR



1ST FLOOR



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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