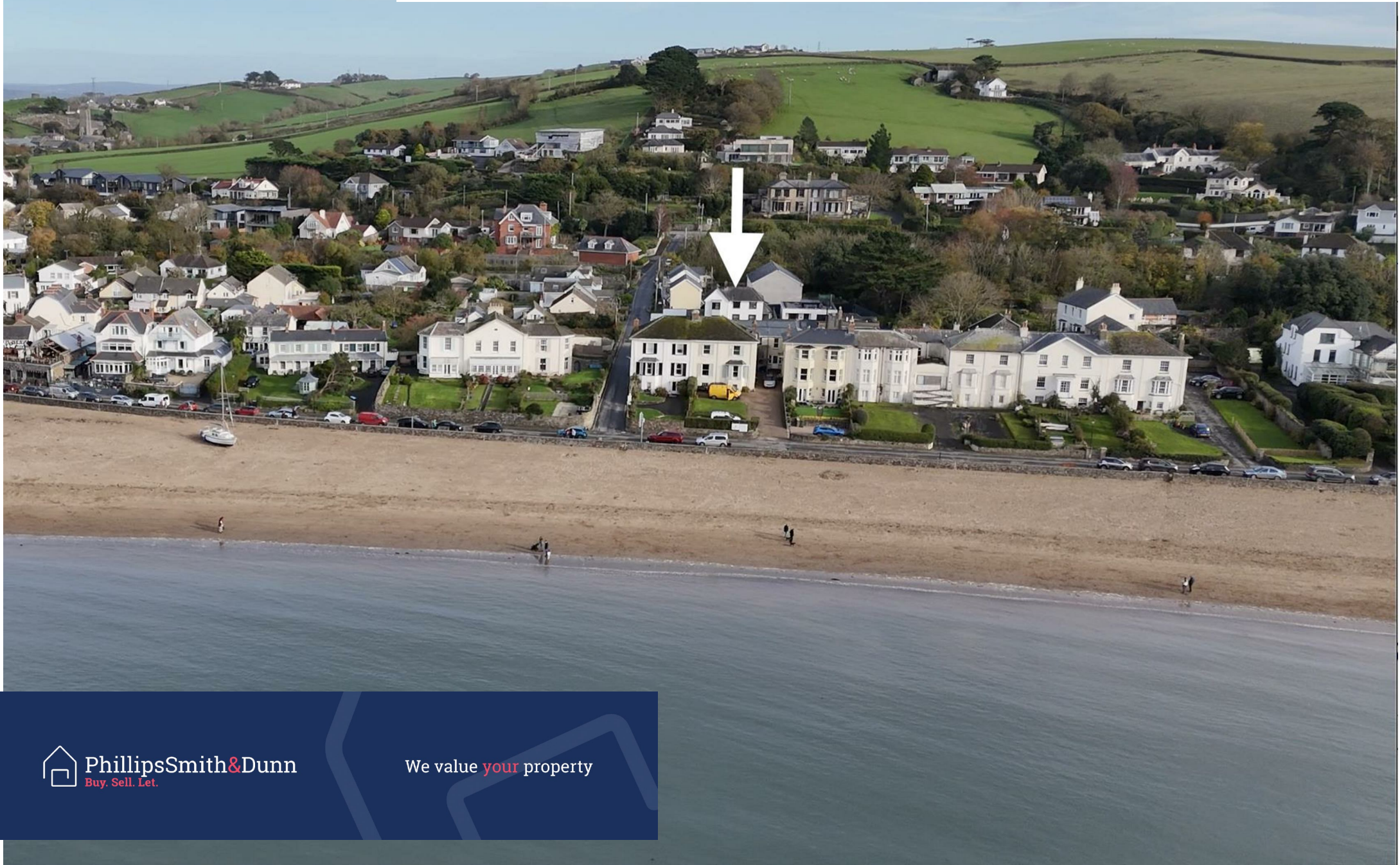


Kiln House

Kiln Close Lane, Instow, Bideford, EX39 4JZ

Offers In Excess Of

£700,000





Detached Family Home On Corner Plot - Instow

Kiln House, Kiln Close Lane, Instow, Bideford, EX39 4JZ



An interesting and individual detached home, Kiln House was built by the highly regarded local firm Robeda Joiners & Builders and is offered to the market for the first time in over 30 years.

This much-loved home has been meticulously maintained by the current owners, who have enjoyed the property and its exceptional setting for over three decades - so much so, they have chosen to remain in the immediate area.

TREMENDOUS LOCATION - Occupying a prime position in the very heart of the village, the property's location is truly its standout feature. Just a short, almost level walk from the renowned Instow beach, it offers the perfect balance - close enough to enjoy the sand, sea and vibrant atmosphere, yet tucked away from the hustle, bustle and coastal elements experienced on the front itself.

This is a rare opportunity to acquire a non-estate, one-off home in such a desirable and central setting.

The house offers spacious and well-balanced four-bedroom accommodation, perfectly suited as a comfortable family home or an idyllic coastal retreat. The original footprint provides exciting scope for remodelling or extension, subject to the necessary consents, and we understand that planning permission was previously granted for a substantial extension, details of which are available upon request.

Externally, the property enjoys beautifully maintained yet easily managed gardens, designed to make the most of the sunny aspect throughout the day. A charming circular patio to the front, complete with seating, provides a wonderful vantage point to take in far-reaching views, stunning sunsets and glimpses of the estuary. To the rear, a private courtyard garden offers further space for outdoor dining and relaxation, while the main garden - laid predominantly to lawn with established planting - creates a peaceful haven for both wildlife and family enjoyment.

The beach itself, just moments away, becomes a natural extension of the lifestyle on offer - perfect for dog walking, water sports or simply unwinding by the water, all without the upkeep.

SEATING AND BEDROOM SEA VIEWS WITH FANTASTIC SUNSETS

Internally, a welcoming entrance hall leads to the principal living spaces. The generous dual-aspect lounge is filled with natural light and opens directly onto the garden, creating an ideal space for both everyday living and entertaining.

The kitchen is well-appointed with a range of units, ample worktop space and integrated appliances, with an adjoining dining room offering flexibility for formal or open-plan living if desired. A useful utility room and ground floor WC complete the ground floor.

Upstairs, four well-proportioned bedrooms provide excellent accommodation for families and guests alike. The principal bedroom benefits from an en suite shower room and enjoys elevated views towards the estuary - an ideal spot to start or end the day. The remaining bedrooms are all generously sized, with the fourth offering flexibility as a home office if required.

Enclosed Porch 2.52 x 1.65 (8'3" x 5'4")

Hallway

Kitchen 3.57 x 2.99 (11'8" x 9'9")

Dining Room 3.58 x 3.03 (11'8" x 9'11")

Lounge 7.57m x 3.91m (24'10" x 12'10")

Utility Room 1.96 x 1.93 (6'5" x 6'3")

Ground Floor WC 1.95 x 0.98 (6'4" x 3'2")

First Floor Landing

Bedroom 1 4.50 x 3.32 (14'9" x 10'10")

Ensuite 2.95 x 1.19 (9'8" x 3'10")

Bedroom 2 3.39 x 2.82 (11'1" x 9'3")

Bedroom 3 2.91 x 2.63 (9'6" x 8'7")

Bedroom 4 2.29 x 2.89 (7'6" x 9'5")

Family Bathroom 2.51 x 2.21 (8'2" x 7'3")





Situation

Instow itself remains one of North Devon's most sought-after coastal villages, famed for its sandy beach, active estuary and thriving community.

With a selection of highly regarded restaurants, cafés, a delicatessen, yacht club and access to the Tarka Trail, it offers an enviable lifestyle. The seasonal passenger ferry to Appledore further enhances its charm, while excellent transport links and nearby towns such as Bideford and Barnstaple provide a full range of amenities.

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.

Combining an exceptional location, individuality, and future potential, Kiln House presents a rare opportunity to secure a long-held home in one of North Devon's most desirable coastal settings.

DIRECTIONS

When heading into Instow from Bideford turn left along the sea front into Marine Parade proceed passing The Commodore Hotel, take the next right turning into Kiln Close where the property is situated on the next right with name placard clearly displayed.



VIEWING

By appointment through
Phillips, Smith & Dunn
Bideford Office
01237 879797



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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