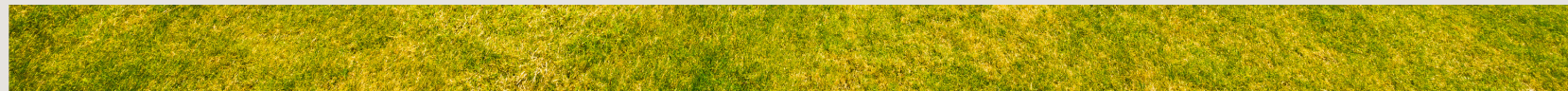








“A hidden gem in the heart of Instow, Quay House Cottage embodies the essence of coastal living, brimming with personality and boundless potential.”



## Seaside Serenity

Nestled in the heart of Instow’s charming coastal community, Quay House Cottage is a two-bedroom seaside property, rich in character, with beautiful original features, and expansive walled gardens.

Just steps from Instow Quay and a picturesque sandy beach, it promises the ‘life-by-the-sea’ lifestyle you’ve been dreaming of. Here, you can slow down and savour life’s little pleasures in one of North Devon’s most highly sought-after locations.







## Feels Like Home

At Quay House Cottage, historic charm and modern conveniences come together in perfect harmony.

The heart of this home is the light-filled kitchen-diner, with large windows offering delightful views of the courtyard.

It's an inviting space, perfect for relaxed meals, whether you're starting your day with a leisurely breakfast or gathering for dinner to share stories with family.







Step down into the cosy living room, where relaxation comes naturally. Picture yourself nestled by the crackling wood-burning stove on a crisp evening, with your dog curled up by your feet.

This spacious room, with its original stone fireplace and exposed beams, brings a sense of history, while the generous layout ensures ample space for contemporary living and entertaining.

Whether hosting family gatherings or unwinding after a day out exploring, every corner of this cottage radiates peace, belonging, and the feeling of home.







## Sweet Dreams

Retreat to the beautifully presented master bedroom, where characterful beams and high ceilings create a sense of space and serenity.

A second bedroom offers a peaceful haven for family or guests, and a 'Wet room' shower room completes the first-floor. Relax and recharge in the downstairs family bathroom, where a luxurious roll-top bath and walk-in shower await, perfect for those 'straight off the beach' moments and always ready for a little 'you' time.







## Outdoor Oasis

The star of the show at Quay House Cottage is its expansive outdoor space, designed to cater to a variety of lifestyles.

The large, walled gardens are thoughtfully divided into two sections, offering a private sanctuary ideal for securing pets, enjoying lawn games with the family, or simply relaxing. With plenty of sun-soaked spots for alfresco dining you can entertain friends in style.

For green-fingered enthusiasts, there is ample room to grow flowers, vegetables and even establish a kitchen garden. Existing fruit trees, grapevines, and raspberry bushes provide a delightful head start to your harvest. Greenhouse included!





*"The garden is south facing and gets the sun, and attracts all sorts of birds and the odd peacock from the farm behind."*

Complementing the lawn area is a beautiful courtyard garden with a stylish summerhouse nestled among the greenery. This versatile space can serve as a tranquil home office, enhancing your work-from-home balance, or be transformed into an AirBnB or occasional bedroom, complete with an adjacent detached shower room.

Quay House Cottage offers exciting potential for your family, with planning permission granted to replace the existing stone shed with a new garden room, and the possibility of extending the house, both subject to renewed approval.

Whether you envision extra living space, like a teenage retreat, or additional rental accommodation, this property delivers both a beautiful seaside home and plentiful opportunities. Enjoy the flexibility to create a new way of life and generate additional income through holiday letting.







## Your life in Instow

As a full-time residence or a coastal retreat, Quay House Cottage provides the perfect base for life in Instow. Set amidst rolling hills, open fields, and lush woodlands, the location epitomises tranquillity, complemented by the breathtaking shoreline overlooking the meeting point of the rivers Torridge and Taw.

Life in Instow can be as vibrant or gentle as you desire. With the South West Coast Path and Tarka Trail just moments away, plus sailing opportunities on the estuary, there are countless ways to stay active and immerse yourself in the natural beauty of the area.





The sheltered sandy beach on your doorstep is ideal for leisurely dog walks, offering stunning views of Crow Point and the quaint fishing village of Appledore across the water.

During the summer months, hop on the ferry for a peaceful trip across the estuary to Appledore, where you can wander the cobbled streets, explore the secret gardens, and discover the local art scene. Some of North Devon's most popular beaches - Westward Ho!, Saunton Sands, Croyde, Woolacombe and Putsborough - are just a short drive away, great for watersports and family fun.

Instow is also a foodie's paradise, home to a variety of waterfront pubs, including The Instow Arms, The Boathouse, The Quay Inn, and The Wayfarer Inn. You'll be spoilt for choice with restaurants and cafes galore, and don't miss Johns of Instow just down the road - an award-winning Deli famed for its cheeses and freshly baked goods.

Centrally located along the North Devon coastline, Instow offers easy access to the larger towns of Bideford and Barnstaple, with excellent transport links, a wide range of retailers, and additional facilities.



## Ask the Owners

Where do you go when you need...



### Groceries?

Johns for basics - Several major supermarkets nearby & all deliver.



### A walk?

Instow Beach of course



### A bite to eat?

The Instow Arms, or The Boat House...



### A day out with the family?

Tapely Park or The Big Sheep



### School?

Instow Primary & Pre-School



### A local pub?

The Quay Inn or The Wayfarers...

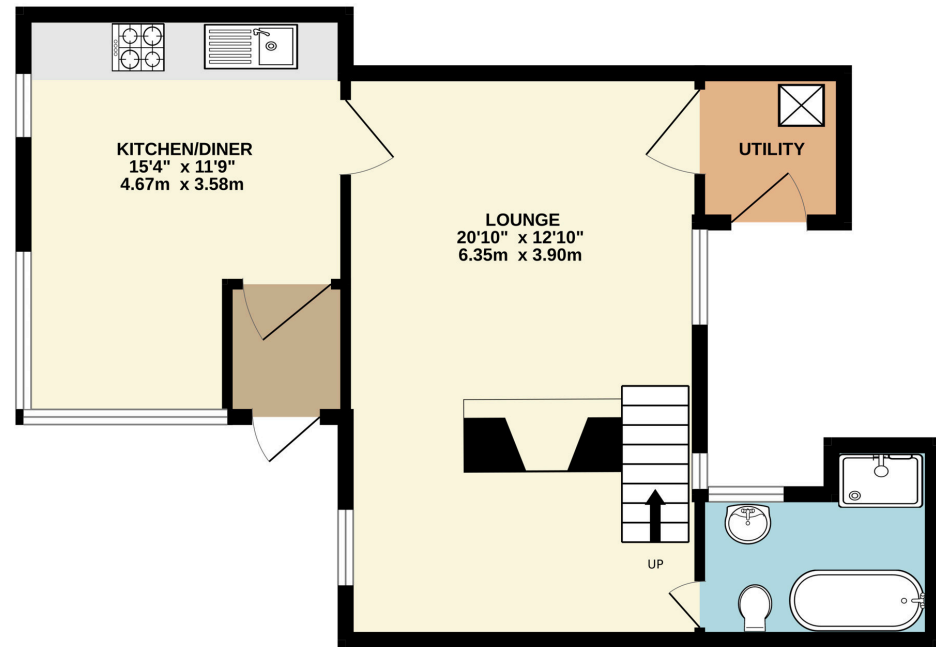


# Specifications

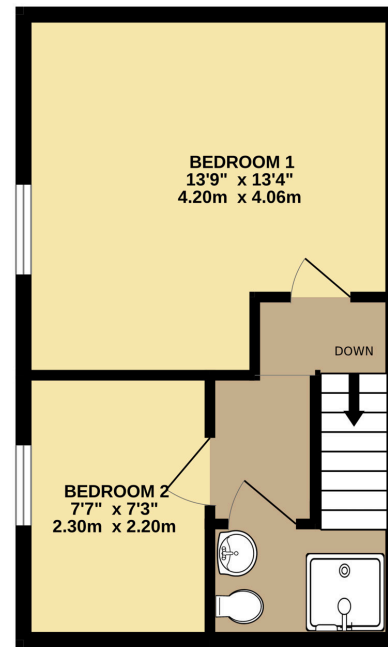
- Positioned in a private setting just off Marine Parade in Instow
- Just a few steps from the seaside and sandy beach
- Shops, pubs and restaurants a short, level walk away
- Large enclosed gardens and courtyard with private gated entrance
- Planning permission for a garden room and extension to the cottage
- Would make a superb permanent home, home from home or holiday let



GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



FIRST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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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See Nic's  
Video  
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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