



RES Timburn



# RES Timburn

Near Bideford, Rural Devon, EX39 4QD

Bideford 2 miles. Instow (coast/beach) 4.5 miles. Barnstaple 11 miles.

A completely unique opportunity to create a 'Grand Design' and stunning, 'statement' home.

- Create a unique 'Grand Design'
- Beautifully set within 1.5 Acres
- 5 Bedrooms
- Envious Large Living Spaces
- Cinema Room & Gym
- 'Zero Carbon Home'
- Pretty 'Gardens & Grounds'
- Garaging & Workshop
- Council Tax 'Currently Exempt'
- Freehold

Guide Price £525,000

## Situation

Timburn is tucked away in an idyllic location, with far-reaching views, overlooking the Torridge Estuary, in the heart of the North Devon countryside and within close proximity of the coast. Focused around its historic quay and located on the banks of the River Torridge, the port and market town of Bideford is only 2 miles away. The town offers a comprehensive range of facilities and amenities within walking distance, including, independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private), popular pannier market, several supermarkets and a retail complex. The River Torridge flows through the heart of the town, with various vessels docking daily at 'The Quay', including the 'MS Oldenburg' (tide dependent), the passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides through beautiful scenery.

Local coastal villages include: Instow (4.5 miles), with a glorious, sandy beach. Appledore (6 miles), a picturesque fishing village. Westward Ho! (5.5 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (3 miles) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).



## Description

Timburn affords an incredible opportunity to create an exceptional and 'statement' bespoke home, a true 'Grand Design'. The design not only reflects and responds to the surrounding landscape but challenges the traditional architectural narrative and proposes a completely new and modern, building vernacular for the wider North Devon area. The combination of large, panoramic glass panes, natural materials and tactile finishes, amongst others, have been thoughtfully integrated and woven together, in what will be a stunning property, once completed. The principle accommodation is arranged over two floors and comprises: 5 bedrooms, spacious living room, a large, contemporary kitchen/dining/living space, home cinema and gym. The design allows for effortless flow, from internal to external spaces, with its westerly orientation, allowing for far-reaching views across the Torridge Valley. A large, detached garage/carport provides parking, spacious split-level workshop, two useful store rooms and a roof mounted PV solar array.

It is proposed that Timburn will be a 'whole life carbon zero' property. Through significant tree planting and landscaping, the development will become a carbon negative development after 23 years. In essence, the emissions from sourcing of materials, building/construction, daily running/operation/maintenance and possible eventual demolition of the property, will be offset and superseded by those removed by the on-site tree planting and landscaping, establishing a benchmark for rural sustainability and biodiversity in the local area.

## Grounds & Land

The gardens and grounds extend to over 1.8 acres with meticulous thought and careful consideration given to the landscape architecture, enhancing the strong ecological value of the surroundings. Complete privacy from the outside has been prioritised, with deep, natural hedgerows retained and reinstated where required. Formal courtyards and entertaining spaces are intended to blend seamlessly with wildflower meadows, woodland and ponds, linked by meandering pathways, mirroring the curves of the River Torridge in the valley below and retaining the strong ecological value of the site.

## Planning Permission

Full Planning Permission, was granted by Torridge District Council on 2nd July 2025, for the construction of a residential dwelling and associated landscaping. Due to the exceptional nature of its design and impact, planning permission was granted under Paragraph 84(e) of the National Planning Policy Framework (NPPF). This exemption is incredibly unusual and it allows for the construction of a residential dwelling in 'open countryside' or in an area where development is otherwise prohibited. The proposal must be innovative in terms of architectural design and aesthetics, It must celebrate sustainability, minimising its carbon footprint and environmental impact and not only sustain but enhance and improve its natural setting and surrounding landscape.

All related planning documents can be viewed via Torridge District Council website;  
Planning Reference Number: 1/0337/2025/FUL

## Services & Additional Information

No mains service are currently connected.

Provision has been made for: Borehole water supply / Private Drainage (treatment plant) / Mains Electricity is available close by.

Broadband and Mobile coverage information for Timburn is not currently available but coverage for a neighbouring property is listed below.

Broadband: 'Standard' broadband is available (Ofcom). Please check with chosen provider 'Starlink' broadband is available at postcode. Other Internet provides may also be available.

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

## Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or [bideford@stags.co.uk](mailto:bideford@stags.co.uk)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



4 The Quay, Bideford, Devon,  
EX39 2HW

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Approximate Gross Internal Area = 466.2 sq m / 5018 sq ft

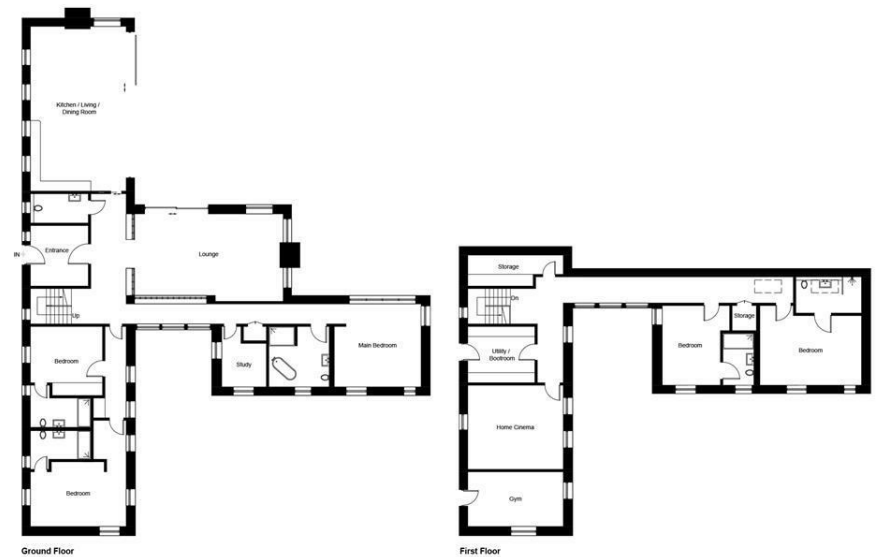


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