



## 99 Yelland Road, Fremington, Barnstaple, EX31 3DT

Guide Price £775,000

- Huge Development Opportunity
- 7 Bedrooms With Ensuites
- Ample Off Road Parking
- Generous Plot
- Versatile Accommodation
- Convenient Location
- No Chain
- Planning Permission Proposed For Another Dwelling

# 99 Yelland Road

Morris and Bott are delighted to showcase this most impressive, 7-bedroom detached residence situated in the highly sought-after location of Yelland. The property features a spacious lounge, kitchen, and conservatory, accompanied by seven en-suite bedrooms. Additionally, the property offers the advantage of a large south-facing rear garden that adjoins a picturesque woodland, along with off-road parking for multiple vehicles. This exceptional property presents an unmissable opportunity for large families seeking a new home or for potential development purposes. Presented for sale without any ongoing chain, we strongly recommend an early viewing to fully grasp the sheer size of the living space available. Additionally plans have been proposed for a 4-bedroom detached chalet bungalow at the rear of the property, further enhancing its potential.



Council Tax Band: E



## Location

Fremington is a charming village near the picturesque village of Instow and the popular Tarka Trail. With its rich heritage and amenities including pubs, churches, a community center, and shops, it offers a delightful experience for residents and visitors alike. The area surrounding Fremington is perfect for exploration, with scenic walks and breathtaking vistas throughout the year. The property benefits from its convenient location near the Atlantic Highway (A39), providing easy access to many destinations and a connection to the M5. A reliable bus service connects Fremington to Barnstaple, Instow, and other nearby towns, ensuring convenient transportation options.

## Ground Floor

### Entrance Hall

### Bedroom Four

14'10" x 11'6"

### Ensuite

8'3" x 4'6"

### Bedroom Five

12'4" x 9'10"

### Ensuite

6'0" x 5'8"

### Bathroom

6'5" x 5'9"

### Lounge

24'11" x 16'6"

### Conservatory

24'11" x 10'2"

### Bedroom Three

17'10" x 12'3"

### Ensuite

7'1" x 4'11"

### Kitchen

25'6" x 10'11"

### Bedroom Seven

11'10" x 10'9"

### Ensuite

7'6" x 4'9"

### Bedroom Six

11'10" x 11'9"

## First Floor

## Bedroom One

17'9" x 14'0"

## Ensuite

8'3" x 6'11"

## Bedroom Two

17'8" x 10'9"

## Ensuite

8'9" x 5'3"

## Outside

To the front of the property there is ample of off-road parking for multiple vehicles, additionally there is a side driveway granting access to the rear of the property and offering further parking. The large rear garden boasts a substantial area predominantly covered with lawn, which extends towards the adjacent woodland. The garden is adorned with mature shrubs along its borders and benefits from a desirable southerly aspect. A convenient storage shed is also found in the garden. Further to this, there is also proposed planning permission for a 4 Bedroom detached chalet bungalow to be built.

## Services

Gas central heating, all mains connected.

## Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





## Directions

From the Morris and Bott office on the Quay in Bideford, cross the old Bideford bridge to East the Water. At the roundabout, take the first exit towards Barnstaple, follow the road under the new bridge. At the next roundabout take the first exit signed for Instow on the B3233. Proceed through Instow and through Yelland on the B3233. Just prior to getting to Fremington you will see number 99 Yelland Road clearly marked with a number plate on the right hand side.

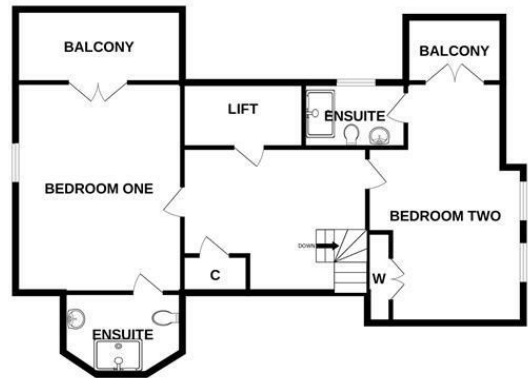
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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