



143 Yelland Road, Yelland, Barnstaple, EX31 3EE

Price Guide £450,000

- Large Family Home
- Panoramic Estuary Views
- Garage & Workshop
- South Facing Landscaped Gardens
- Desirable Location
- Bus Route Close By
- Close Reach To Instow Beach
- EV Charging Point Fitted

143 Yelland Road, Barnstaple EX31 3EE

Nestled along Yelland Road, this impressive detached family home offers an exceptional standard of living. Boasting five generously sized bedrooms and two well-appointed bathrooms, it provides ample space for families seeking comfort, versatility, and room to grow. The home's spacious layout has been thoughtfully designed to create a warm and welcoming atmosphere throughout. The large living area serves as the heart of the home — perfect for relaxing with family or entertaining guests — while natural light floods the rooms, enhancing the sense of space and comfort. Outside, the property features a large and level rear garden. The property is conveniently located close to local amenities, reputable schools, Barnstaple town centre and also offers easy access to shops, leisure facilities, and transport links. The detached plot ensures privacy, while ample parking adds further to the homes practical appeal. The perfect choice for families looking to settle near Barnstaple. Don't miss the opportunity to make this wonderful property your new home.



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Council Tax Band: E



Ground Floor

Entrance Hall

Welcomes you into the home.

Lounge

A light and spacious lounge featuring a charming bay window and a cosy log burner, beautifully presented and offering the perfect space for relaxing or entertaining.

Kitchen/Diner

The kitchen is well fitted with a matching range of wall and base units and benefits from a bright dual aspect that fills the room with natural light. It includes an oven with hob above, a sink with drainer, and space for all essential white goods, including a dishwasher, fridge/freezer, and washing machine. There is ample room for a dining table and chairs, complemented by a wood burner effect, gas fire to help keep heating costs down, along with direct access to the rear garden.

Bedroom One

A generous double bedroom featuring a beautiful bay window that fills the room with natural light, which could also be utilised as an additional reception room or snug.

Bedroom Two

A further good-sized double bedroom overlooking the rear garden.

Shower Room

A modern three-piece suite comprising a shower cubicle, low-level WC, and wash hand basin.

Office / Bedroom

A versatile room that has potential to serve as a home office, hobbies room or single guest bedroom, featuring French doors that open out onto the garden patio.

First Floor

Bedroom Three

A double bedroom positioned at the front of the home, featuring a Velux window that fills the room with natural light and offers lovely views over the estuary.

Bedroom Four

A further double bedroom with a window overlooking the rear garden.

Bedroom Five

A double bedroom enjoying pleasant views over the garden.

Bathroom

A modern suite comprising an inset bath, low-level WC, wash hand basin, and heated towel rail, all finished to a high standard and complemented by a Velux window allowing plenty of natural light.

Outside

To the front of the property, there is ample parking for multiple vehicles along with an EV charging point. The garage is easily accessible, and a side gate provides convenient access to the rear garden. The large and very private rear garden features a tucked-away patio area leading directly into the office, a spacious lawn bordered by mature shrubs and plants, and an additional patio seating area — perfect for entertaining or relaxing with family. The garden also offers rear access to the workshop for added convenience.

Garage/Workshop

The garage can be accessed from the front of the property or through the workshop at the rear, with both areas fully equipped with power and lighting.

Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 79 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



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 143 Yelland Road on your right hand side.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

