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Landkey, Barnstaple, Devon

Lyncroft Cottage

Blakeshill Road, Landkey,
Barnstaple, Devon, EX32 0JQ

South Molton 9.1 miles; Bideford 11.7 miles; Tiverton 27.9 miles

Being sold for the first time in 20 years is this unique opportunity to acquire a beautifully maintained three bedroom cottage with an adjoining former village shop, further outbuildings and a generous garden.

Freehold Guide Price £450,000

DESCRIPTION

The home offers inviting accommodation briefly comprising of a conservatory with attractive slate flooring that continues into the dining room which has an abundance of charm and character. From here you can access the sitting room which is nicely presented and is flooded with natural light from the box style window. The kitchen continues to impress with built in



appliances, base level units and a neutral decor. Heading up to the first floor you will find three good sized bedrooms and a stylish four piece bathroom suite including a slipper bath.

The shop has its own entrance from the road and provides ample space and size, there is access through to a large store room in addition and also access into the main cottage. This space could be used once more as an income generating shop or alternatively, subject to obtaining necessary permissions could be converted to create additional living space for the home.

OUTSIDE

Stepping into the garden there is a low maintenance stone gravelled space which is ideal for a sitting and relaxing. Further on there are a small amount of steps leading to slabbed patio that overlooks the main body of the garden which is predominantly laid to lawn and is private and enclosed on all sides. There is a hot tub that shall be remaining and multiple outbuildings that can also be utilised, along with rear access for parking.

SITUATION

Lyncroft cottage is located in the sought after village of

Landkey. The village itself is situated just 2.5 miles east of Barnstaple and has an outstanding primary School, there are regular buses to both Barnstaple and South Molton. Amenities within the village include an historic church, a village hall, post office/shop and a popular Public House.

The village enjoys direct access to the A361 (North Devon link road) which provides links to the larger regional centre of Barnstaple, the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities



befitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 42 miles in distance.

DIRECTIONS

From Barnstaple proceed out of the town in the direction of the North Devon link road (A361) Continue along and take the first exit signposted Landkey, proceed into the village where after a short distance the property will be found on your left hand side with For sale board clearly displayed.

Council tax - Band A



Viewing

Strictly by appointment with the agents.
4 Cross Street, Barnstaple EX31 1BA
Email: residential.barnstaple@gth.net
Tel: 01271 233 777 | Ref: BAR230014

GREENSLADE TAYLOR HUNT
www.gth.net



Denotes restricted head height



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Approximate Area = 1907 sq ft / 177.2 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuildings = 303 sq ft / 28.1 sq m

Total = 2252 sq ft / 209.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023. Produced for Greenslade Taylor Hunt. REF: 976402



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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