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Charming 3 Bed Barn Conversion

Larkspur Cottage, 5 Manor Court Manor Road, Landkey, Barnstaple, EX32 011

Asking Price

£325,000

- SoughtAfter Village Location
- Quiet, Select Development
- Pretty, Private Rear Garden
- No Ongoing Chain
- For The Over 55's
- Charming Conversion

Directions

Head out of Barnstaple on the Newport Road and proceed onwards and uphill. At a crossroads with traffic lights, proceed straight across being Landkey Road and continue onwards herading towards Landkey until you see Bay View Garage on your right. Turn right immediately before the Garage and then immediately left proceeding along a narrow road descending into the village of Landkey. Just before the Church on your left, proceed up the private drive and into Manor Court.

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Room list:

Sitting Room
5.54m x 3.58m (18'2 x 11'9)

Kitchen/Dining Room
4.50m x 3.53m (14'9 x 11'7)

GF Shower Room

Bedroom 1
4.72m x 3.45m (15'6 x 11'4)

Bedroom 2
2.82m x 2.82m (9'3 x 9'3)

Bedroom 3
2.84m x 2.62m (9'4 x 8'7)

Bathroom

Garage

Overview

Presenting a remarkably spacious barn conversion with three bedrooms, this residence is nestled within a charming courtyard development on the village outskirts. Exclusively for those aged over 55, this property offers the advantage of fully enclosed gardens, a single garage, and designated parking.

Number 5 Manor Court, is located in a secure and delightful development, forming part of a collection of individual residences thoughtfully designed for individuals over 55. This community is situated on the fringes of the picturesque Landkey village, designated as a conservation area. The dwelling itself is a captivating blend of traditional stone and slate roofing, having undergone a transformation in the mid 1980s to manifest into this generously proportioned three-bedroom home.

Arranged across two floors, the ground level features a spacious living room with feature fireplace, an inner hall leading to the ground floor shower room and kitchen/dining room which has a range of wall and base units fitted with working surfaces over. Ascending to the first floor reveals three ample bedrooms and a well-appointed bathroom.

Landkey; a charming village situated in North Devon. Enjoy scenic walks, a friendly pub, and easy access to local amenities. Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services

Mains electric and water connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Access to the property is gained through a communal brick pathway adorned with flower bed borders on both sides. Located at the back of the property and reachable from the kitchen/breakfast room, there lies a charming garden featuring a paved patio area. This space is enclosed by wooden fencing, and steps guide you to an elevated area of the garden. Adorned with flower and shrub bed borders, this garden offers a notable level of privacy. A wooden gate allows pedestrian access to the Parking Area, where one designated parking spot and a single garage with an up and over door are situated.

