

Spacious & Superbly Presented Home

Blue Bayou Manor Road, Landkey, Barnstaple, EX32 0JJ

Asking Price

£400,000



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Sought After & Popular North Devon Village

Blue Bayou Manor Road, Landkey, Barnstaple, EX32 0JJ



Blue Bayou is a unique village home offering generous family-oriented living spaces, nestled in a charming location along Manor Road, just a stone's throw away from the Primary School and also close to other village amenities. The current owners have completely refurbished the property to a very high standard making this a delightful "turn key" home.

Step into a welcoming ambience with a well-proportioned entrance hall that sets the tone for the expansive layout spanning two floors, here there is a most useful utility cupboard for white goods and a door leading through to the re-fitted ground floor shower room. Discover the inviting, dual aspect sitting room adorned with an open fireplace and inset wood burner complimented by French doors leading to the outdoors, perfect for relaxation and entertainment. The heart of the home unfolds with a delightful open-plan kitchen-diner again recently re-fitted with attractive wall and base units with solid oak worktops over, breakfast bar and ample space for a dining table,

Moving up to the first floor you will find a well-appointed arrangement of four bedrooms, featuring two sizable doubles alongside a modern family bathroom, catering to the needs of a growing family. Enjoy the comfort and efficiency provided by gas-fired central heating and double glazing throughout.

This property presents an exceptional opportunity to embrace village living at its finest, with ample living space, modern comforts and plenty of off road parking.

DETAILS

The property is approached via the re-tarmaced driveway which offers parking for several cars and leads to the garage that has an up nad over door and light and power connected. The wall mounted boiler is located here as well. Side pedestrian access takes you to the rear garden area which includes a private, raised lawn at the rear and a lovely patio area outside the kitchen perfect for seating al fresco dining.

Services - Mains electric, water and drainage.
Gas fired central heating.

Council Tax - Band D

EPC rating - D



Entrance Hall

Shower Room

Kitchen/Dining Room 8.28 x 2.89 (27'1" x 9'5")

Sitting Room 5.84 max x 7.21 max (19'1" max x 23'7" max)

Bedroom 1 3.60 x 3.36 (11'9" x 11'0")

Bedroom 2 3.60 x 3.36 (11'9" x 11'0")

Bedroom 3 2.19 x 2.93 (7'2" x 9'7")

Bedroom 4 2.19 x 2.93 (7'2" x 9'7")

Bathroom 2.26 x 2.08 (7'4" x 6'9")

Garage



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Located in the heart of the sought after village of Landkey with amenities which include a village stores and post office, public house and 'Willows' tea room. The well respected Landkey Primary school is also within a few minutes walk from the property. There is a regular bus service which operates within the area providing direct links to and from the town and the Millennium Green is also within easy reach which is a pleasant place to enjoy a walk with its renowned Mazzard orchard. Newport is nearby and offers excellent amenities with local shops including convenience store, butchers and greengrocers and schools to include Newport Primary School- Ofsted rated outstanding (2015) and Park Secondary School. There is also a medical centre, dental surgery and a public house. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361 /North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.



DIRECTIONS

From the town square pass the Albert Clock on your right and proceed to the roundabout taking the 2nd exit, continue to the next roundabout and proceed directly across into Belle Meadow Road & follow the signs for the (A361). Proceed along the North Devon link road for approximately 1 mile turning right at the Landkey junction, proceed up the hill into Blakeshill Road following the road down into the village, drive through the chicane and take the next right hand turn into Manor Rd. Continue down and along and Blue Bayou will be found down on the left hand side.

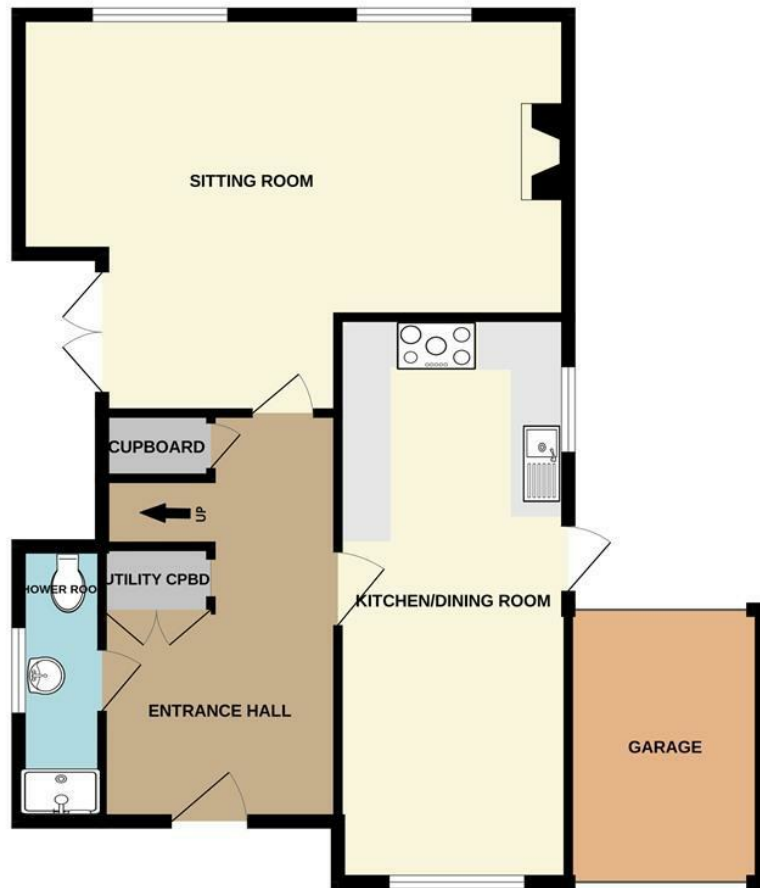


VIEWING

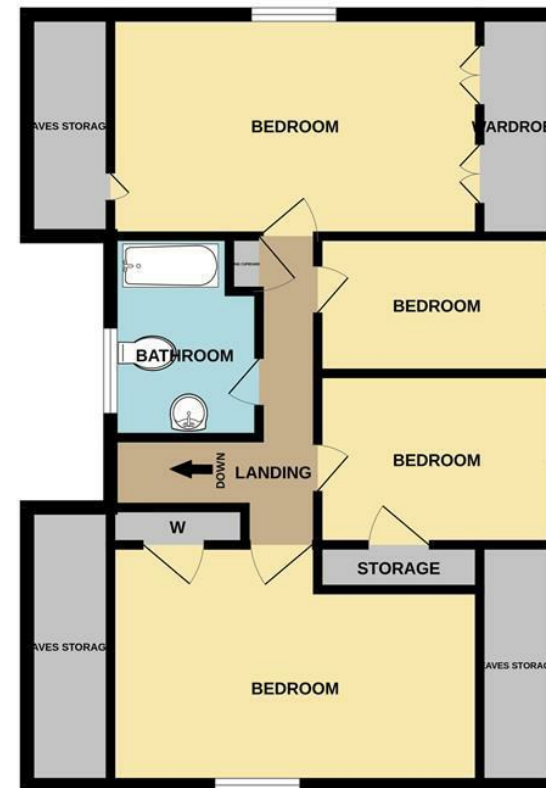
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Barnstaple Office
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GROUND FLOOR



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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