

GROUND FLOOR



1ST FLOOR



THE ORCHARDS, LANDKEY, BARNSTAPLE

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## Beautifully Presented 4 Bed Home

11 The Orchards, Landkey, Barnstaple, EX32 0QP

Offers In The Region Of

**£495,000**

- POPULAR AND SOUGHT AFTER VILLAGE LOCATION
- LOW MAINTENANCE BRICK BUILT PROPERTY
- GAS CENTRAL HEATING
- PVCU DOUBLE GLAZED WINDOWS
- DRIVEWAY PARKING
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM

## Directions

From Barnstaple proceed out of the town in the direction of the North Devon Link road (A361), take your first exit signposted Landkey and Swimbridge, proceed into the village and continue passing the village shop on the left hand side. Take the first turning left after the shop into Acland Road and turn right immediately into The Orchards. Follow the road around to the right and number 14 can be found on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878

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## Room list:

### Entrance Hall

**Sitting Room**  
3.23m x 2.64m (10'7" x 8'7")

**Dining Room**  
3.23m x 2.64m (10'7" x 8'7")

**Kitchen/Breakfast Room**  
4.99 x 3.02 max (16'4" x 9'10" max)

**Conservatory**  
3.14 x 2.50 (10'3" x 8'2")

**Utility Room**  
4.78 x 2.40 (15'8" x 7'10")

### First Floor Landing

**Bedroom 1**  
3.61 x 3.19 (11'10" x 10'5")

### En-Suite

**Bedroom 2**  
3.20m x 3.20m (10'5" x 10'5")

**Bedroom 3**  
4.15 x 2.60 (13'7" x 8'6")

**Bedroom 4**  
2.67 x 2.41 (8'9" x 7'10")

**Bathroom**  
1.99 x 1.92 (6'6" x 6'3")

## Outside

Outside the property is approached over the driveway offering ample parking and side pedestrian access takes you to the rear garden that is mainly laid to lawn, being fully enclosed and offering a good degree of privacy and seclusion and a timber shed. There is a paved patio area ideal for al-fresco dining.

The Orchards is a cul-de-sac of similar style properties, within the village of Landkey and the property would ideally suit those purchasers seeking a quality, well designed home within the heart of a popular village which offers an excellent range of amenities including local school, shops, popular pubs and of course there is easy access to the town centre of Barnstaple with its further range of both local and national high street shops, banks and leisure facilities. The North Devon Link Road is also close at hand providing a fast route to the M5 Motorway and Network beyond.



## Overview

Situated within the heart of this popular and sought after village, 11 The Orchards is located within this desirable cul-de-sac position. The property is a modern brick-built family home constructed by the reputable Pearce Homes and offers modernised and very well presented accommodation which has been well maintained and tastefully decorated throughout by the current vendor.

The accommodation briefly comprises: entrance hall, cloakroom with 2 piece suite to include low level WC and hand wash basin, sitting room with feature wall mounted electric fire and archway leading through to the dining room with large pvcu double glazed sliding patio doors leading into the lovely conservatory. To the rear is a generous kitchen/breakfast room with an excellent range of modern wall and base units with ample working surfaces, inset 4 ring electric hob, electric double oven below, integrated dishwasher, 1 & 1/2 sink bowl, further space for appliance, wall mounted boiler, and a door through to the converted garage which is now a large utility space.

On the first floor is the landing with loft hatch and ladder to roof space and off the landing is the master bedroom with views over rooftops and a separate en-suite shower room with 3-piece white suite with shower cubicle, pedestal wash basin and low-level w.c. Bedroom 2 and 3 are both of a double size with bedroom 2 having splendid views out over towards open countryside. The remaining 4th bedroom is of a good size single size. The family bathroom has a modern 3-piece suite of bath with shower over, pedestal wash basin and low-level w.c.

## Services

All main services connected

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

