

Superb & Spacious 4 Bed Detached Home

4 Loring Fields, Landkey, Barnstaple, EX32 0FB

Offers In Excess Of

£500,000



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Situated In A Most Desirable Location

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Phillips, Smith & Dunn are thrilled to present this exceptional 4-bedroom detached house, built in 2015 by the esteemed Devonshire Homes, it was their show home for the site. Finished to an impeccable standard with high-quality fixtures and fittings, this home is situated on a spacious plot, with the double garage having been expertly converted to create very desirable self contained annexe equipped a shower room, kitchen units, central heating and open plan living area this could easily be used as for a variety of uses and is very adaptable. The property is in excellent condition, having been meticulously maintained by the current owners. Prospective buyers will be delighted by the bright and airy living spaces.

Upon entering, you are welcomed by a generous entrance hall. The ground floor includes a WC with a two-piece suite, a superb front to back sitting room with a double aspect, and French doors leading to the rear garden. The hall leads to the heart of the home: an open-plan kitchen/dining room featuring luxury wall and base units, a breakfast bar and fitted appliances. The dining area provides ample space for a table and there is a door through to a utility room with additional units, space and plumbing for appliances, and a door to the rear garden.

The first floor comprises four spacious bedrooms, all with pleasant outlooks, the master bedroom is particularly sizable, featuring built-in wardrobes and an en-suite shower room. The family bathroom includes a three-piece suite with a bath and shower overhead, a pedestal wash hand basin, and a low-level WC.

If a spacious family home with adaptable living is what you have been looking for then this property is a must see with its 4 bedrooms, generous accommodation and brilliant location.

DETAILS

Located in the sought after village of Landkey with amenities which include a public house, 'Willows' tea room and the well respected Landkey Primary school all within walking distance. There is a regular bus service which operates within the area providing direct links to and from the town. 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.

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

Council Tax - Band E

EPC rating - B

VIEWING

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



Entrance Hall

WC Cloakroom

Sitting Room 6.53 x 3.11 (21'5" x 10'2")

Kitchen/Dining Room 6.53 x 3.11 (21'5" x 10'2")

Utility Room 1.99 x 1.92 (6'6" x 6'3")

Bedroom 1 4.20 max x 3.62 max (13'9" max x 11'10" max)

En-Suite

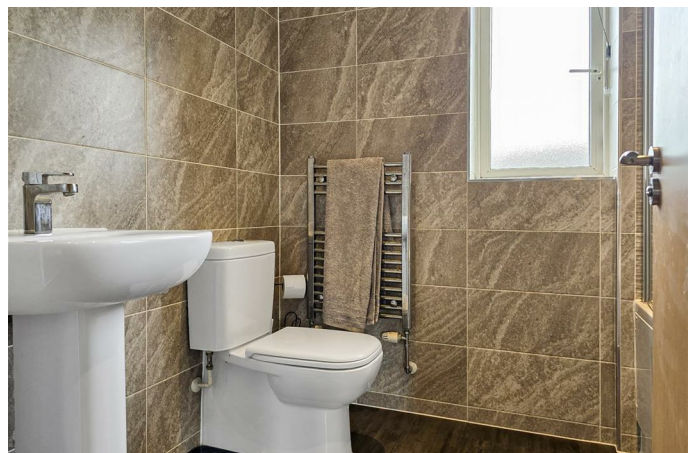
Bedroom 2 2.98 x 2.84 (9'9" x 9'3")

Bedroom 3 3.17 x 2.93 (10'4" x 9'7")

Bedroom 4 2.87 x 2.86 (9'4" x 9'4")

Self Contained Annexe 5.36m max x 5.21m max (17'7" max x 17'1" max)





Outside and to the front of the property is the ample off road parking for 3/4 cars with a small front garden and hedge for privacy. At the rear is the delightful rear garden that has been laid mostly with artificial grass for ease of maintenance with an area of raised decking perfect for garden entertaining. Access to the annexe building is via bi-folding doors and there is a further area to the rear of this building perfect for storage if required.



DIRECTIONS

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. Take the next turning right into Loring Fields, keep to the left and the property is towards the top on the left hand side with number plate displayed.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



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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