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## Charming 3 Bed Cottage

3 Bridge Cottage Mill Road, Landkey, Barnstaple, EX32 0LT

Guide Price

**£325,000**

- Beautiful Rear Garden
- Characterful Throughout
- Countryside and River Views
- Popular Village Location
- Log Burner
- Modernised Kitchen and Bathroom

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## Room list:

**Living Room**  
3.94m x 5.77m (12'11" x 18'11")

**Kitchen**  
4.47m x 2.44m (14'7" x 8'0")

**Dining Room**  
4.47m x 2.49m (14'7" x 8'2")

**Conservatory**  
4.90m x 3.78m (16'0" x 12'4")

**WC**  
1.83m x 1.60m (6'0" x 5'2")

**Landing**

**Bedroom 1**  
4.57m x 3.38m (14'11" x 11'1")

**Bedroom 2**  
4.34m x 3.48m (14'2" x 11'5")

**Bedroom 3**  
2.50m x 2.16m (8'2" x 7'1")

**Shower Room**  
3.26m x 1.97m (10'8" x 6'5")

## Overview

Nestled in the heart of Landkey, this delightful 3-bedroom terraced cottage exudes character and warmth. As you step through the front door, you are welcomed by the home's unique charm, showcased by features such as a cozy log burner nestled within an inglenook fireplace and two charming window seats that invite you to relax with a good book.

At the heart of the home lies a well-maintained kitchen and a dining room that seamlessly flows into the expansive conservatory. The conservatory, with its insulated roof, is a versatile space perfect for year-round enjoyment, offering stunning views of the vibrant rear garden, which is bursting with color and life. This garden oasis provides a serene backdrop for gatherings and leisurely afternoons. Completing the ground floor is a convenient WC, adding practicality to the cottage's inviting layout.

Heading upstairs, the large landing provides access to three inviting bedrooms. The property features two spacious double bedrooms and a cosy single bedroom, offering flexibility for family living or accommodating guests. The largest bedroom is a true highlight, boasting views overlooking the picturesque rear garden and the stunning surrounding countryside, providing a serene and relaxing atmosphere. The modern family bathroom is elegantly designed, featuring a large walk-in shower, a WC, a heated towel rail, and a sleek sink.

The rear garden of this property is truly impressive, offering a tranquil retreat with its well-established landscaping and variety of distinct areas. It features a delightful mix of patios, wooded sections, and lush lawns, creating a perfect blend of open and shaded spaces. The garden is vibrant and colorful, showcasing a variety of plants and flowers throughout the year.

The highlight of this serene outdoor space is a quiet seating area that overlooks the meeting point of two rivers, set against a backdrop of rolling green hills, providing a picturesque and peaceful setting. Additional conveniences include a couple of storage sheds and rear access, adding practicality to the garden's charm.

## Surrounding Area

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

All Mains Services Connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

