

A Stunning 4 Bedroom Detached Residence

42 Lapwing Grove, Yelland, Barnstaple, EX31 3TW

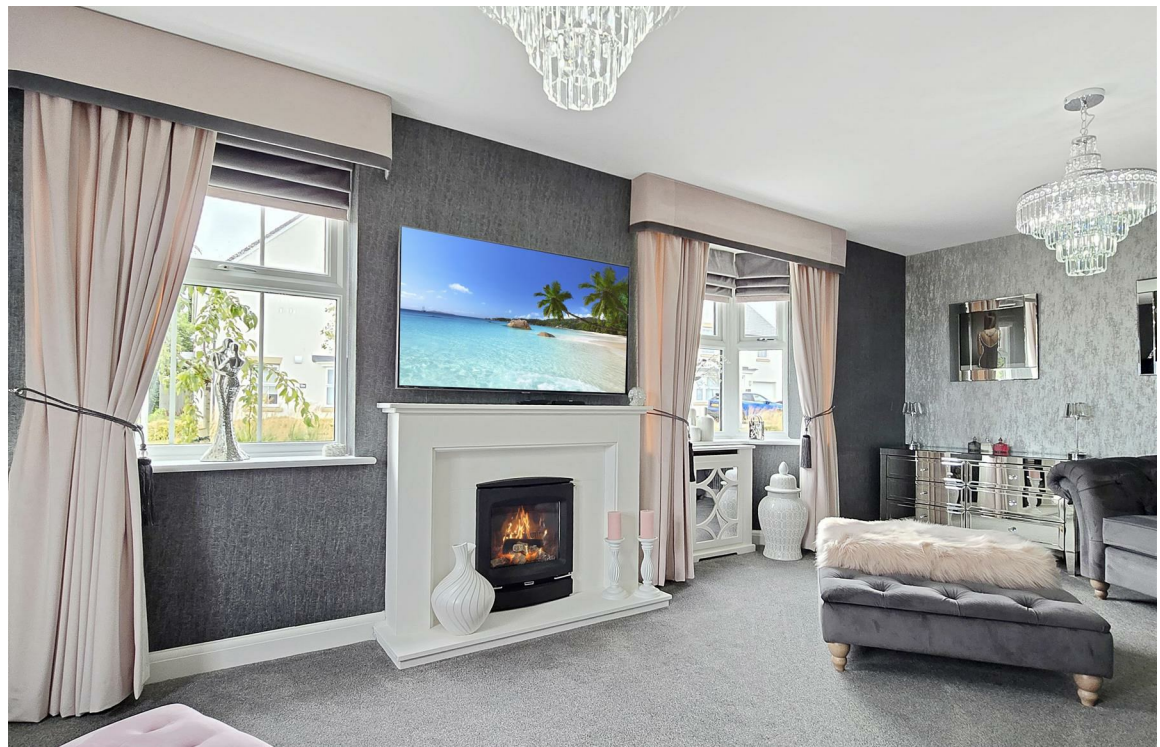
Asking Price

£445,000



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A Superior Plot On This Delightful Development

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This spacious 4-bedroom detached home is nestled within a sought-after development in Yelland, just a short walk along the Tarka Trail to the charming coastal village of Instow, known for its beautiful beach and inviting eateries. Situated on a coveted corner plot in a particularly quiet and secluded part of the development with an open outlook towards the local countryside and Tarka Trail this property offers an ideal setting for modern living.

The internal accommodation has been luxuriously appointed by the current owners, showcasing a beautiful eye for interior design, this home oozes class and style that demands to be seen.

Built by the reputable David Wilson Homes, the property features a large kitchen/dining/family room that includes integrated appliances such as a fridge freezer, oven, hob, and dishwasher. The breakfast bar is perfect for socializing, and there's plenty of space for a dining table and seating area, with French doors that open to the rear garden. Additionally, the generous lounge enjoys a triple aspect, filling the space with natural light. The ground floor has a convenient utility room and large cloakroom WC.

Upstairs, you'll find four bedrooms, three of which are spacious doubles with two having lovely views. The principle bedroom is particularly impressive, with a dressing area featuring built-in wardrobes, dual aspect windows with views, and an en-suite shower room. A family shower room with a 3-piece suite and a shower over the bath completes the upper floor.

DETAILS

This property holds a fantastic position. Not only is it surrounded by similar style properties, it is around half a mile to the popular coastal village of Instow, with its sandy beach and dunes, yacht club, restaurants and inns as well as very easy access to the Tarka Trail, a traffic free cycle track/footpath running around the Taw and Torridge estuaries and beyond.

A further 5 miles west is the port of Bideford on the River Torridge with this wider range of facilities. To the east, about 2 miles, is the village of Fremington offering an excellent range of local facilities and a further 3 miles beyond is Barnstaple, the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities.

Ten miles to the west of Barnstaple and north of the River Taw is the dramatic North Devon coastline with sandy beaches and rugged cliffs at Saunton, Croyde, Putsborough and Woolacombe. In the opposite direction, 10 miles to the east starts the rugged Exmoor National Park.

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

Council Tax - E

EPC rating - Band B



Entrance Hall

Cloakroom WC

Kitchen/Dining Room 6.48 x 4.77 max (21'3" x 15'7" max)

Sitting Room 6.40 x 3.62 (20'11" x 11'10")

Utility Room

Bedroom 1 3.58 x 3.00 plus entrance recess (11'8" x 9'10" plus entrance recess)

En-Suite Shower Room

Bedroom 2 3.67 x 3.09 (12'0" x 10'1")

Bedroom 3 3.76 x 2.66 (12'4" x 8'8")

Bedroom 4 2.58 x 2.07 (8'5" x 6'9")

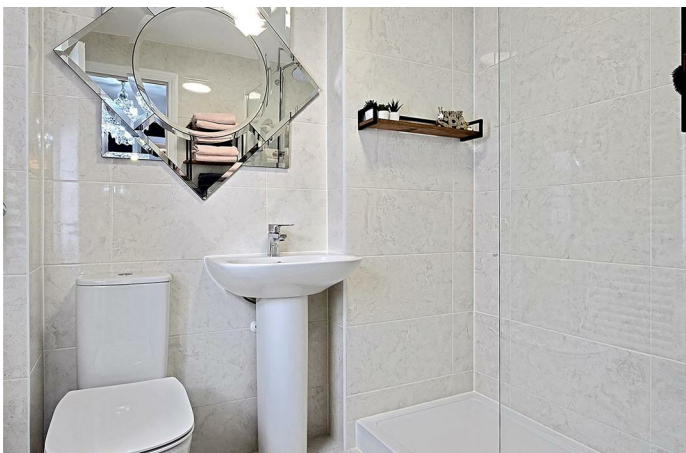
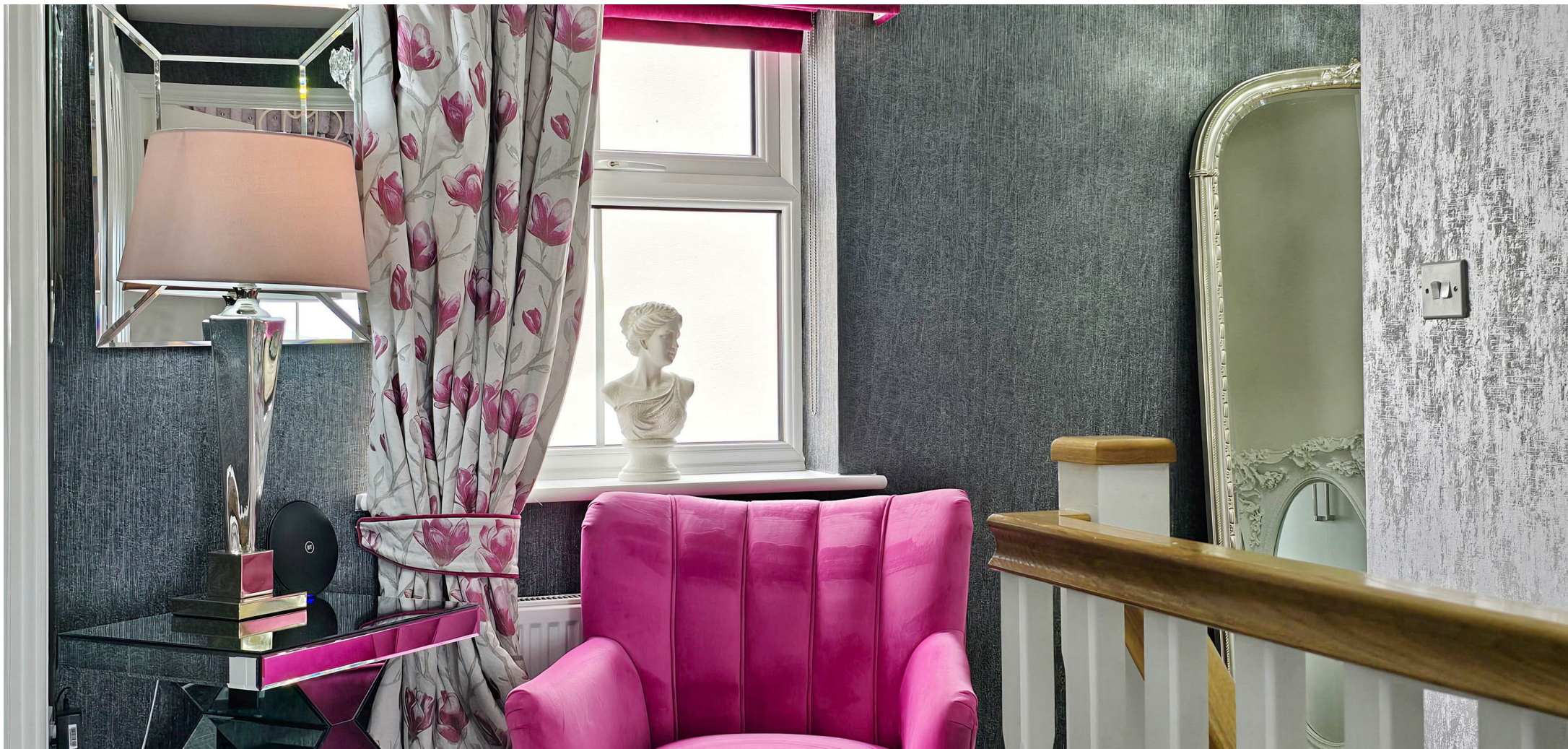
Family Shower Room 2.01 x 1.84 (6'7" x 6'0")

Garage 6.10 x 3.18 (20'0" x 10'5")



VIEWING

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



This home occupies an enviable position within the development with an open aspect to the front, offering delightful views out towards the estuary and countryside. Situated on a corner plot the property offers ample off road parking leading to the garage that has an up and over door and light and power connected. The garden is accessed via a side gate or from the kitchen/diner and has been beautifully landscaped with ease of maintenance in mind being laid to with attractive paving slabs. The garden offers a sunny aspect with a good degree of privacy and seclusion.



DIRECTIONS

From Barnstaple, continue over the New Bridge and up Sticklepath Hill. Continue in the direction of Bickington and proceed across the roundabout at the Cedars Inn. Proceed through Bickington, through Fremington and in to Yelland. The property is located within the Tarka Ridge development which is located on your right hand side. Upon entering the development on Turnstone Lane, follow the road to the bottom, take the right hand turn into Lapwing Grove and follow the road to the end where number 42 is found on your right hand side.



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