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## 2 Bed House - Semi-

6 Barleycorn Fields, Landkey, Barnstaple, Devon, EX32 0UD

Guide Price

**£247,500**

- Popular Village Location
- CHAIN FREE!
- Conservatory
- Garage and Driveway Parking
- Plenty of Storage
- UPVC Double Glazing

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## Overview

This charming two-bedroom semi-detached house in Landkey offers comfortable living spaces with added versatility. The property includes a spacious conservatory, providing a bright extra room perfect for dining, relaxing, or entertaining. The converted garage enhances functionality, with a large storage area and a separate insulated room ideal for a home office, study, or even an additional bedroom.

The kitchen-diner is well-equipped with an electric oven and four-ring gas hob, making it a practical space for meal preparation. The cosy living room, located at the front of the property, overlooks the front garden, creating a welcoming environment.

Upstairs, you'll find two bedrooms and a well-appointed three-piece bathroom with a bath, overhead shower, WC, and sink. The primary bedroom features a fitted wardrobe and handy over stair storage. Additional storage options include a spacious loft, making it easy to keep the home organised.

Outside, to the rear, the property features a lovely garden, thoughtfully laid out with both patio and lawn areas. The patio provides an inviting spot for a morning coffee or outdoor dining, while the lawn offers space for gardening or relaxation. A practical garden shed is also located here, providing convenient outdoor storage for tools and equipment. This outdoor area is perfect for enjoying the peaceful surroundings and makes a wonderful extension of the home.

## Services

Type your text here

## Council Tax band

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

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



## Outside

Nestled in the desirable village of Landkey, this location offers a range of local amenities, including a welcoming pub and the charming 'Willows' tea room. Families will appreciate the convenience of the well-regarded Landkey Primary School, just a short walk away. A regular bus service connects Landkey directly to the town, making commuting easy, and the scenic Millennium Green, home to the renowned Mazzard orchard, provides a lovely spot for leisurely walks.

Nearby Newport enhances the appeal with excellent local amenities, including a convenience store, butcher, greengrocer, and highly regarded schools such as Newport Primary School, rated outstanding by Ofsted, and Park Secondary School. Residents will also find a medical center, dental practice, and a local pub in Newport. Just a short drive away, Barnstaple, the North Devon regional hub, offers a full array of shopping and leisure options along the picturesque Taw and Yeo rivers. Barnstaple's facilities include Green Lanes Shopping Centre, larger retail stores, a live theatre, a leisure center, and the Tarka Tennis Centre.

For those needing to travel further afield, Barnstaple offers a direct sprinter train service to Exeter, and the nearby A361/North Devon Link Road connects the area efficiently. Approximately 7 to 10 miles west of Newport lies the stunning North Devon coastline, where residents can enjoy sailing, fishing, and surfing on the beaches of Instow, Saunton, Croyde, and Putsborough.



## Room list:

### Entrance Hall

### Living Room

4.17m x 3.00m (13'8" x 9'10")

### Kitchen/Diner

3.94m x 2.62m (12'11" x 8'7")

### Office

2.19m x 2.72m (7'2" x 8'11")

### Landing

1.40/2.49m x 1.90m (4'7"/8'2" x 6'2")

### Bedroom 1

3.34m x 3.15m (10'11" x 10'4")

### Bedroom 2

3.48m x 1.99m (11'5" x 6'6")

### Bathroom

2.00m x 1.91m (6'6" x 6'3")

### Conservatory

3.43m x 1.98m (11'3" x 6'5")

### Garage

3.15m x 2.82m (10'4" x 9'3")

### Outside