



Detached Bungalow With Splendid Views

Sunhillow Manor Road, Landkey, Barnstaple, EX32 0JJ

Asking Price

£385,000

- Sought After Village Location
- Wonderful Countryside Views
- Ample Off Road Parking
- Well Manicured Rear Garden
- En-Suite To Rear Bedroom
- Close To Amenities

Directions

From the town square pass the Albert Clock on your right and proceed to the roundabout taking the 2nd exit, continue to the next roundabout and proceed directly across into Belle Meadow Road & follow the signs for the (A361). Proceed along the North Devon link road for approximately 1 mile turning right at the Landkey junction, proceed up the hill into Blakeshill Road following the road down into the village, drive through the chicane and take the next right hand turn into Manor Rd. Continue down and along and

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Overview

This delightful 3-bedroom detached bungalow in Landkey, Barnstaple offers a peaceful and comfortable lifestyle in a picturesque village setting. The property features a modern open-plan kitchen/diner at the rear with ample storage and door opening into the cosy conservatory that opens onto the sunny rear garden which boasts beautiful countryside views. The spacious dual-aspect lounge provides an open aspect to the front and has a feature fireplace.

The master bedroom at the rear of the bedroom boasts an en suite bathroom, ensuring privacy and convenience. Additionally, there are two further bedrooms. There is a generous size, modern family bathroom that has a 3 piece suite fitted. The bungalow also includes a utility/store room, offering practical space for laundry and storage needs.

Landkey has good local 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 including 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

All main services connected

Council Tax band

D

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Outside

Outside, the property is set back from the road and accessed via wooden 5 bar gates that lead on to the driveway that provides ample off road parking. Side access leads to the wonderful rear garden that is a tranquil retreat, with a well-maintained and landscaped lawn, patio pathway, raised bedding planters, mature shrubs, and veg garden. There are two dining areas perfect for entertaining as well as an outside tap and good size timber shed.



Room list:

Entrance Hall

Lounge

5.15 x 3.60 (16'10" x 11'9")

Kitchen/Diner

4.81 max x 3.59 max (15'9" max x 11'9" max)

Conservatory

Bedroom 1

3.29 x 3.00 (10'9" x 9'10")

En-Suite

Bedroom 2

3.64 x 3.60 (11'11" x 11'9")

Bedroom 3

3.02 x 2.27 (9'10" x 7'5")

Bathroom

2.72 x 1.92 (8'11" x 6'3")

Utility/Store Room