



4 Bed House - Detached

Plot 6 Long Close, Landkey, Barnstaple, EX32 0FB

Asking Price

£490,000

- 10 Year NHBC Guarantee
- Efficient air source heat pump providing central heating and hot water
- UPVC factory double glazed windows incorporating 'K' glass
- Multi-point security to all windows and doors
- Glass reinforced polymer front
- Sought after village location
- Close to amenities
- No chain

Looking to sell? Let us
value your property
for free!

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Overview

The Meldon is a splendid four-bedroom detached family home with an attached garage and off-road parking.

The ground floor comprises entrance hallway with guest cloakroom, leading to a kitchen/dining room, utility room and separate lounge, with bi-fold doors opening out on to the enclosed garden. To the first floor are the master bedroom and bedroom 2, both with an en-suite and two further bedrooms serviced by the family bathroom. This property would nicely lend itself to ‘working from home.’

Long Close is an impressive development of 20 new homes in Landkey. Nestled perfectly in the rolling North Devon countryside, the village which remains largely unspoilt and retains much of the character of a rural country community.

Outside

Originally a Saxon farming area, Landkey became a parish in its own right during the 12th Century. The church, an attractive building, entirely late 15th Century, except for the chancel which was rebuilt in 1870, is dedicated to St Paul.

Landkey is also quite famous for its Mazzard fruit which was discovered by local farmers in the early 1900s. Landkey Parish Council has rescued Mazzard trees from the brink of extinction. The sweet cherry was once common in North Devon, but had almost died out when the parish council won a grant to pave the way for creating a new orchard as part of a wider Millennium Green project.

Landkey itself offers a village hall, shop, church, primary school and local pub. Although a rural location, Landkey is ideally situated, being only 3 miles from North Devon’s regional centre of Barnstaple. Barnstaple offers a wide range of facilities with its local and high street shops, train and bus stations, theatre and leisure facilities.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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