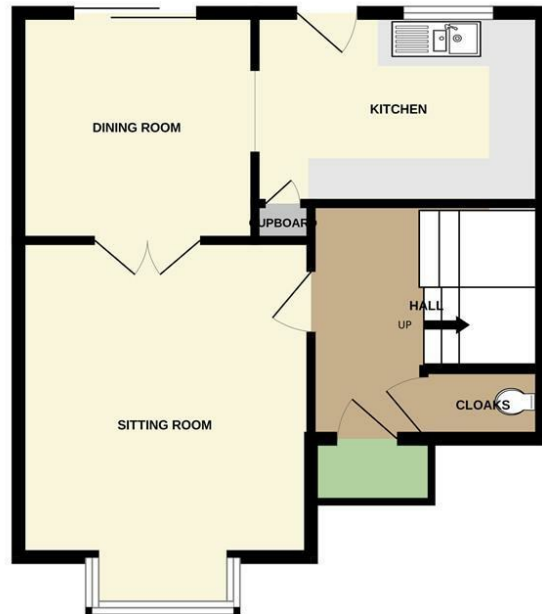


GROUND FLOOR



1ST FLOOR



CHERRY TREE DRIVE, LANDKEY, BARNSTAPLE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Superb 3 Bedroom Detached House

32 Cherry Tree Drive, Landkey, Barnstaple, EX32 0UE

Asking Price

£325,000

- Impressive Kerb Appeal
- No Ongoing Chain
- En-Suite To Bedroom 1
- Off Road Parking & Garage
- Quiet Location
- Gas Central Heating

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for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

Directions

From Barnstaple town leave in the direction of the A361 North Devon Link Road. After one mile on this road turn right signposted to Landkey. upon entering the village turn left into Barleycorn Fields and then first left into Cherry Tree Drive. Follow this road up around to the very top and number 32 will be found on the right hand side with number plate clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

Situated in a quiet cul-de-sac in a desirable residential area, this impressive three-bedroom detached home offers a perfect blend of modern comfort and functional living.

The internal accommodation comprises of an entrance hall with WC, attractive sitting room with bay window and feature fireplace. Double doors lead through to the dining area and kitchen which has a range of modern wall and base units and integrated appliances. The first-floor accommodation includes three well-proportioned bedrooms, each offering comfort and privacy. Bedroom 1 is a standout feature, complete with an en-suite shower room for added luxury and convenience and fitted wardrobes. The additional bedrooms are versatile, well-suited for family use, guest accommodation, or a home office.

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

C

Tenure

Freehold

Viewings

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



Outside

Outside to the front the property boasts a generously sized, well-maintained lawned front garden. A private driveway offers convenient off-road parking, enhancing the overall practicality and appeal of the home and leads to the detached garage that has an up and over door, personal door and light and power connected.

The rear garden is a delightful outdoor space, featuring a spacious lawn and being fully enclosed, it offers privacy and security, making it perfect for both relaxation and entertaining. Additionally, to the side, there is a gravelled area, providing versatility for outdoor use, alongside a practical timber shed, ideal for storage.



Room list:

Entrance Hall

Sitting Room

4.08 + bay x 3.80 (13'4" + bay x 12'5")

Kitchen

3.64 x 2.47 (11'11" x 8'1")

Dining Room

3.13 x 2.93 (10'3" x 9'7")

Bedroom 1

3.78 x 3.51 (12'4" x 11'6")

En-Suite Shower Room

Bedroom 2

3.52 x 2.33 (11'6" x 7'7")

Bedroom 3

2.52 x 2.51 (8'3" x 8'2")

Bathroom

2.50 x 1.85 (8'2" x 6'0")

Garage