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4 Bed Detached Chalet Bungalow

121 Yelland Road, Yelland, Barnstaple, EX31 3EE

Guide Price

£425,000

- NO CHAIN
- Impressive Conservatory
- Gas Combi Boiler
- Abundance of Storage
- Multiple Outbuildings
- Estuary Views
- Generous Sized Rooms
- Modern Kitchen
- Large Driveway and Garage Parking
- South Facing Garden

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Overview

Upon arrival, the home impresses with excellent curb appeal and a spacious driveway. Stepping inside, a large and welcoming hallway leads to the main living spaces. To the left, the bright and airy living room features a large bay window, a centrepiece electric fireplace, and stunning estuary views.

The modern kitchen overlooks the rear garden and is fitted with a range of base and eye-level units, an integrated sink and drainer, dishwasher, fridge freezer, oven, four-ring hob, and extractor fan. Adjacent to the kitchen, the dining room provides a wonderful space for entertaining, with French doors leading into the spacious conservatory, seamlessly connecting indoor and outdoor living.

The ground floor also hosts three well-proportioned double bedrooms, including a front-facing bedroom with a bay window. A modern three-piece bathroom with a bath, WC, and sink serves one bedroom, while a separate shower room with shower, WC, and vanity sink provides additional convenience to the other two bedrooms.

Upstairs, a versatile storage room offers potential as a home office. The fourth double bedroom benefits from Velux windows framing distant coastline views and includes a compact en-suite shower room. Extensive eaves storage completes the upper floor.

Services

All Mains 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

The large south-facing rear garden enjoys sunlight throughout the day and is accessible from both the driveway side access and the conservatory. The space is laid to patio and lawn, with a variety of shrubs, plants, and a raised bed border.

The property also includes multiple outbuildings, such as a single garage, two workshops, an outside WC, and a store, all equipped with power and lighting. These spaces offer great potential for conversion (subject to planning) or could be used as a home office, gym, or extra storage.

Positioned in Yelland; this property is just over a half mile to the popular coastal village at Instow, with its sandy beach and dunes, yacht club, restaurants and inns and also 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.



Room list:

| |
|---|
| Porch |
| 0.94m x 2.27m (3'1" x 7'5") |
| Entrance Hall |
| 4.80m x 1.91m (15'8" x 6'3") |
| Living Room |
| 4.48m (into bay) x 3.84m (14'8" (into bay) x 12'7") |
| Kitchen |
| 4.46m x 3.02m (14'7" x 9'10") |
| Bedroom 1 |
| 3.92m x 3.53m (12'10" x 11'6") |
| Bedroom 2 |
| 3.98m (into bay) x 3.52m (13'0" (into bay) x 11'6") |
| Bedroom 3 |
| 3.05m x 3.43m (10'0" x 11'3") |
| Bathroom |
| 1.95m x 2.09m (6'4" x 6'10") |
| Shower Room |
| 2.00m x 2.28m (6'6" x 7'5") |
| Conservatory |
| 5.33m x 3.13m (17'5" x 10'3") |
| Side Porch |
| 1.34m x 0.96m (4'4" x 3'1") |
| Attic Bedroom |
| 5.47m x 4.21m (17'11" x 13'9") |
| Ensuite Shower Room |
| 3.24m x 1.64m (10'7" x 5'4") |
| Office/Store |
| 2.10m x 1.63m (6'10" x 5'4") |
| Eaves Storage |
| Garage |
| 6.27m x 2.97m (20'6" x 9'8") |
| Workshop |
| 3.47m x 2.36m (11'4" x 7'8") |
| Outside WC |
| 0.79m x 2.01m (2'7" x 6'7") |
| Outside Store |
| 2.30m x 1.71m (7'6" x 5'7") |
| Second Workshop |
| 4.24m x 2.69m (13'10" x 8'9") |