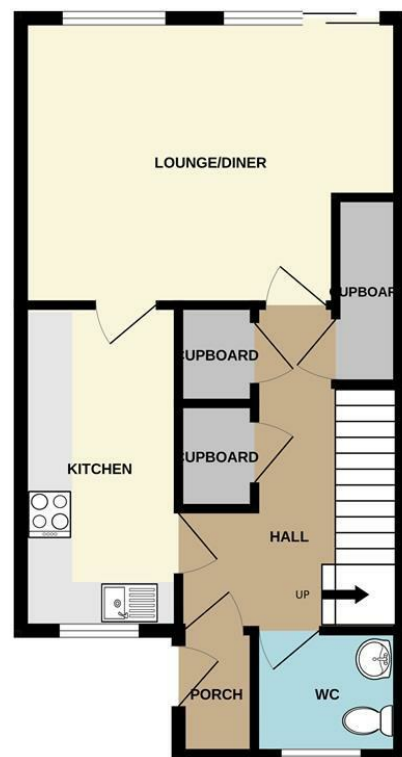


GROUND FLOOR



1ST FLOOR



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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## Two Bed Terraced House

38 Church Meadow, Landkey, Barnstaple, EX32 0JB

Guide Price

**£180,000**

- CHAIN FREE
- Countryside Views
- Popular Village Location
- South Facing Garden
- Two Double Bedrooms
- Plenty of Storage

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## Overview

Upon approach, the home is set behind a mature front garden filled with established shrubs and plants. A front porch provides a useful space for storage, including room for a tumble dryer and recycling bins.

Inside, the entrance hall leads to a well-equipped kitchen with a range of base and eye-level units, integrated dishwasher, fridge, and a stainless steel sink with drainer. To the rear, a spacious lounge/diner enjoys plenty of natural light and opens directly onto the south-facing garden via sliding doors. The ground floor also benefits from a convenient WC with plumbing for a washing machine, along with three large built-in storage cupboards.

Upstairs, the property features two generously sized double bedrooms—one with lovely views over open countryside. A modern shower room with walk-in shower, WC, and wash basin sits off the landing, which also provides access to a large storage cupboard and separate airing cupboard.

Externally, the south-facing rear garden offers a private and sunny outdoor space ideal for relaxing or entertaining.



## Outside

Landkey boasts a range of local amenities, including a friendly village pub and the highly regarded Landkey Primary School, both just a short stroll away. The village enjoys regular bus services to Barnstaple, while the nearby Millennium Green—with its charming historic Mazzard orchard—offers a scenic setting for walking and outdoor recreation.

Nearby Newport enhances everyday convenience with a selection of local shops, including multiple supermarkets; along with both medical and dental practices. Families are well served by outstanding educational options, such as Newport Primary School (rated Outstanding by Ofsted) and Park Secondary School.

Just a short drive away, Barnstaple stands as the primary centre of North Devon, offering an extensive range of shopping, dining, and leisure opportunities. Highlights include the Green Lanes Shopping Centre, a theatre, a leisure centre, and the Tarka Tennis Centre. The town also benefits from a direct rail connection to Exeter and access to the A361 North Devon Link Road, facilitating convenient travel to surrounding areas.

For coastal enthusiasts, the breathtaking beaches of Instow, Saunton, Croyde, and Putsborough are within easy reach—perfect for surfing, sailing, or simply enjoying picturesque coastal walks.

## Room list:

- Front Porch**  
1.58m x 0.95m (5'2" x 3'1")
- Hallway**
- Kitchen**  
4.12m x 2.00m (13'6" x 6'6")
- Lounge Diner**  
3.63m x 4.81m (11'10" x 15'9")
- Downstairs WC**  
1.63m x 1.75m (5'4" x 5'8")
- Landing**
- Bedroom 1**  
2.87m x 3.90m (9'4" x 12'9")
- Bedroom 2**  
3.70m x 2.86m (12'1" x 9'4")
- Shower Room**  
2.29m x 1.85m (7'6" x 6'0")
- Airing Cupboard**
- Multiple Storage Cupboards**

## Services

Mains Electric, Water and Drainage Connected

## Council Tax band

A

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

