

Directions

Head out of Barnstaple on the A361. Take the first turning right after the speed camera signposted to Landkey/Swimbridge. Upon entering the village, take the turning left into Barleycorn Fields and first left again into Cherry Tree Drive and the property will be seen on the left hand side with number displayed.

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or email barnstaple@phillipsland.com

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A Lovely 3 Bedroom Detached Home

1 Cherry Tree Drive, Landkey, Barnstaple, EX32 OUE

- POPULAR VILLAGE LOCATION
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Asking Price

£349,950

- GARAGE WITH OFF ROAD PARKING
- MODERN, EASY TO MAINTAIN ACCOMMODATION





Overview

Located in the desirable village of Landkey with convenient access to Barnstaple, this immaculately maintained three-bedroom detached house offers comfortable and stylish living throughout. Featuring PVCu double glazing and gasfired central heating, the home is ready for immediate enjoyment.

The welcoming entrance hall includes a generous under-stairs cupboard and a convenient cloakroom. The spacious lounge boasts dual aspect windows and a wall mounted electric fire, while the separate dining room opens to a bright PVCu double glazed conservatory with French doors leading to the garden—perfect for entertaining and enjoying distant countryside views.

The well-appointed kitchen offers a range of wall and base units, ample work surfaces, a 4-ring electric hob with extractor, sink unit, plumbing for washing machine and dishwasher, additional appliance space, and a door to the outside.

Upstairs, the principal bedroom enjoys dual aspect windows, built-in double wardrobes, and a stylish en-suite shower room with a large, fully tiled enclosure. Bedroom two is a generous double with scenic views, and bedroom three is a comfortable single. The family bathroom features a modern white suite with shower over bath, wash basin, WC, and part-tiled walls.

Services

All main services connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Outside

Externally, the property enjoys a charming garden area to the side, thoughtfully landscaped with an array of mature flowering shrubs and plants that offer year-round colour and visual interest. A side pedestrian gate provides convenient access to the rear of the home, where you'll find a fully enclosed, low-maintenance garden—designed with both relaxation and entertaining in mind.

The rear garden features a spacious paved patio, ideal for alfresco dining, as well as additional seating areas perfect for enjoying sunny afternoons or hosting guests. Carefully positioned planters and established borders filled with a variety of flowering plants add to the tranquil ambiance and privacy of this outdoor retreat.

Completing the exterior is a single garage with an up-and-over door, generous eaves storage, and the convenience of power and lighting. A personal side door offers direct access to the garden, enhancing both practicality and ease of use.

Room list:

Entrance Hall

WC

Lounge 5.09 x 3.12 (16'8" x 10'2")

Kitchen 2.56 x 2.79 (8'4" x 9'1")

Dining Room

2.81 x 2.44 (9'2" x 8'0")

Conservatory

4.01 x 2.12 (13'1" x 6'11")

Bedroom 1

3.59 x 2.88 (11'9" x 9'5")

En-Suite Shower Room

Bedroom 2

3.22 x 2.81 (10'6" x 9'2")

Bedroom 3

3.23 x 2.20 (10'7" x 7'2")

Bathroom

1.99 x 1.98 (6'6" x 6'5")

Garage

5.74 x 2.70 (18'9" x 8'10")

