

# 4 Bedroom Detached Residence

South Hayes Farmhouse Acland Road, Landkey, Barnstaple, EX32  
NR

Asking Price

£800,000



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# Situated In A Generous & Private Plot

South Hayes Farmhouse Acland Road, Landkey, Barnstaple, EX32 0LB



Nestled on the peaceful and sought-after Acland Road in the picturesque village of Landkey, just outside Barnstaple in North Devon, this charming detached residence presents an exceptional opportunity to own a beautifully maintained family home that blends traditional comfort with contemporary living. Perfectly situated in a tranquil residential neighbourhood, this four-bedroom property offers a welcoming and spacious environment ideally suited for modern family life.

As you step through the front door, you are immediately struck by the warm and inviting atmosphere. The home features three well-proportioned reception rooms, each thoughtfully designed to provide versatile living space—whether you're looking to unwind after a long day, host guests in style, or enjoy cosy family movie nights. These rooms offer flexibility to suit a variety of lifestyles and preferences, from formal entertaining to relaxed everyday use.

At the heart of the home lies a stunning kitchen and breakfast room, recently re-fitted with modern units and high-quality fixtures. Designed with both functionality and aesthetics in mind, this space is ideal for everything from busy weekday breakfasts to leisurely weekend brunches. The generous layout allows for a dining area that invites conversation and connection, making it the true social hub of the house. Additional features include a convenient utility room, ideal for managing laundry and storage needs efficiently.

Upstairs, the property features four generously sized bedrooms, ensuring ample accommodation for families of all sizes. The master bedroom benefits from a beautifully re-fitted en-suite bathroom, offering a touch of everyday luxury. A second family bathroom, equally well-appointed, serves the remaining bedrooms.

With close proximity to local schools this home offers the perfect balance of rural charm and urban convenience. It's an ideal choice for those looking to settle in a scenic and friendly North Devon community.



# DETAILS

Located to the edge of the sought after village of Landkey which has good local amenities that include a popular public house that also houses the local "shop" and the 'Willows' tea room. The well respected Landkey Primary school is an easy walk from the property as is the pick up point for the well respected West Buckland school. There is a regular bus service which operates within the area providing direct links to and from the town and 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 to include 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 - Mains electric, water and drainage. Gas fired central heating.

Council Tax - Band E

EPC rating - TBA



**Entrance Hall**

**Kitchen/Breakfast Room**

**Utility Room**

**Dining Room**

**Sitting Room**

**Conservatory**

**Bedroom 1**

**En-Suite Shower Room**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

**Double Garage**



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**







The property is approached from the front via an impressive in-and-out driveway, framed by double sets of gates mounted on substantial brick pillars. The expansive brick-paved drive provides generous parking and turning space. Positioned centrally between the two gated entrances is a detached brick and tile former Cherry House, currently functioning as a workshop. Equipped with both power and lighting, this versatile space lends itself to a wide range of alternative uses. A detached double garage is also situated on the grounds, featuring a remotely operated roller door, internal power supply, a fitted WC, and a storage loft above.

Adjacent to the main entrance, a paved terrace area wraps around the side of the house and connects seamlessly with a timber-decked seating area. The front garden is attractively landscaped, showcasing a series of well-stocked planting beds, defined by gravel pathways and timber edging, all arranged with a strong sense of symmetry and visual appeal. Adding character and functionality to the garden is a traditional canopied well, securely covered for safety but fully operational, offering a sustainable and economical method of garden irrigation. The rear lawn extends beyond, flanked by mature planting beds that further enhance the garden's established feel. The rear garden is richly planted with rustic-edged herbaceous borders, and includes an aluminium-framed greenhouse as well as dedicated fruit and vegetable growing areas. The grounds are enclosed by traditional Devon banks topped with hedging or fencing, offering both privacy and a natural boundary. In total, the property sits within a well-tended plot extending to over one-third of an acre.

## DIRECTIONS

From Barnstaple proceed out of the town in the direction of the North Devon Link road (A361), take your first exit signposted Landkey and Swimbridge, proceed into the village and continue passing the village shop on the left hand side. Take the first turning left after the shop into Acland Road and proceed up the hill until you see the right hand turning with the nameplates. Turn right here and South Hayes is the first house on your right.



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Phillips Smith & Dunn,  
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Barnstaple Office  
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