



Spacious 3 Bed Bungalow In A Lovely Plot

1. Newlands Close, Landkey, Barnstaple, EX32 0NH

Guide Price

£450,000

- No Ongoing Chain
- Spacious Accommodation
- Superb Plot
- Ideal For Further Development
- Quiet Cul-De-Sac Position
- Ample Off Road Parking & Garaging

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Overview

Number 1 Newlands Close is a spacious three-bedroom detached bungalow situated on an impressive corner plot. This delightful plot enjoys extensive wraparound gardens featuring mature landscaping, offering a tranquil and private setting. It also boasts the rare advantage of two detached garages and a double-length driveway, accommodating multiple vehicles with ease.

This is the first time the property has been on the market in 42 years, and it represents a unique opportunity for prospective buyers. The generous size of the plot presents considerable potential for extension or redevelopment, subject to the necessary planning permissions. Additionally, there is scope for general modernisation throughout, although the home already benefits from UPVC double glazing and a gas-fired central heating system.

The interior layout comprises a welcoming entrance hall leading into a spacious main hallway. The accommodation includes a large dual-aspect lounge, a dual-aspect kitchen/diner, a utility room, a rear lobby with a separate W.C., three double bedrooms, a main bathroom, and a cloakroom with a W.C. and hand basin.

Properties of this calibre are rarely available, particularly those offering such generous outdoor space and development potential. Newlands Close is a quiet cul-de-sac located on the edge of the village, just off Tanners Road. It is conveniently positioned within walking distance of the open green spaces of the Millennium Green and the popular Castle Inn.

This home offers a compelling combination of space, location, and future potential, making it a standout opportunity for anyone seeking to create their ideal residence.

Services

All main services connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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



Outside

To the front of the property, a generous private double length driveway offers ample off-road parking for multiple vehicles—ideal for family living or entertaining guests. The approach is framed by a charming mature front garden and a welcoming pathway leading directly to the entrance hall, setting the tone for what lies beyond.

Step outside and discover the stunning, park-like gardens that gracefully wrap around the home, offering a true outdoor oasis. Expansive lawns, well-tended hedge borders, and a diverse selection of shrubs create a beautifully landscaped setting, complemented by a variety of mature trees—including plum, pear, apple, and majestic oak—providing both shade and seasonal colour.

Adding to the appeal are a greenhouse and a garden shed, perfect for green-fingered enthusiasts, along with not one, but two detached garages ideal for storage, hobbies, or even a home workshop. This is outdoor living at its finest, combining beauty, functionality, and potential in equal measure.



Room list:

Wide Entrance Hall

Sitting Room

Kitchen/Diner

Utility Room

wc

Bedroom 1

Bedroom 2

Bedroom 3

Separate WC

Bathroom

Gargaging

Large Level Garden