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## Directions

From Barnstaple proceed from The Cedars roundabout through the villages of Bickington, Fremington and on to Yelland. Driving through Yelland and on sight of the Yelland Garage on the left hand side take the next left hand turn into Pottery Lane. As you drive up Pottery Lane the property is set back on your left hand side identified by a Phillips Smith & Dunn for sale board.

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## Well Presented Detached 4 Bed House

Carus House Pottery Lane, Yelland, Barnstaple, Devon, EX31 3EG

**£535,000**

- NO CHAIN!
- Four Double Bedrooms
- Mature Garden
- Large Driveway
- Study & Utility Room
- Popular Residential Location
- Family Bathroom & Two Ensuites
- Modern Kitchen
- Garage & Car Port



## Room list:

**Porch**

**Hallway**

**Kitchen/Breakfast Room**

3.03m x 4.58m (9'11" x 15'0")

**Utility Room**

2.94m x 1.70m (9'7" x 5'6")

**Study**

2.94m x 2.25m (9'7" x 7'4")

**Living Room**

4.63m x 6.63m (15'2" x 21'9")

**Dining Area**

2.66m x 2.90m (8'8" x 9'6")

**WC**

2.10m x 1.03m (6'10" x 3'4")

**Landing**

**Bedroom 1**

3.57m x 4.27m (11'8" x 14'0")

**Ensuite**

2.04m x 1.67m (6'8" x 5'5")

**Bedroom 2**

3.07m x 3.96m (10'0" x 12'11")

**Ensuite**

3.06m x 0.88m (10'0" x 2'10")

**Bedroom 3**

4.14m x 2.86m (13'6" x 9'4")

**Bedroom 4**

3.61m x 3.00m (11'10" x 9'10")

**Dressing Room**

1.51m x 4.19m (4'11" x 13'8")

**Eaves Storage**

**Garage**

3.20m x 5.56m (10'5" x 18'2")

**Car Port**

## Property Description

Nestled within a quiet and sought-after residential area of Yelland, this beautifully presented four-bedroom detached family home offers generous living accommodation, modern finishes, and thoughtfully designed gardens. The property is perfectly suited for family life, providing versatile indoor spaces and relaxing outdoor areas, all within easy reach of local amenities, schools, and the stunning North Devon coastline.

### Ground Floor

The home is approached via a welcoming porch leading into a bright entrance hall. From here, the ground floor unfolds with a range of well-proportioned rooms designed for both family living and entertaining. The spacious living room is the true heart of the home, bathed in natural light from dual-aspect windows and seamlessly connected to the dining area. French doors open directly onto the rear garden, creating a natural flow between indoor and outdoor spaces.

The modern kitchen/breakfast room is superbly equipped with an integrated dishwasher, fridge freezer, and two electric ovens – one at eye level and the other conveniently positioned below – along with a sleek hob and extractor. A dedicated water heater for the sink adds further practicality. A breakfast bar provides the perfect spot for casual dining or family conversations while cooking. A separate study offers an ideal home office or hobby room, while the utility room includes a washing machine, fridge & freezer, all included in the sale, together with extra storage and workspace. Completing the ground floor is a handy downstairs WC.

### First Floor

The staircase leads to a generous landing, giving access to four comfortable bedrooms and well-planned storage. The principal bedroom enjoys a private en-suite shower room, offering both comfort and convenience. The second bedroom also benefits from its own en-suite, making it a perfect guest suite or teenager's retreat. Bedrooms three and four are generously sized, providing flexibility for additional bedrooms, a playroom, or a second study. The stylish family bathroom is fitted with a bath, separate shower, WC, and hand basin. A dedicated dressing room with fitted storage, a wardrobe area, and a boiler room add to the home's everyday practicality.

## Services

All Mains Services Connected

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

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



## Outside

The property sits proudly back from the road with a large block-paved driveway and a car port, providing excellent off-road parking for multiple vehicles. Mature planting and shrubs frame the frontage, adding kerb appeal. To the rear, the garden is a standout feature, beautifully landscaped with a lawn, mature borders, and a variety of established trees and shrubs. A veranda provides a sheltered seating area, ideal for enjoying the garden in all seasons and perfect for al fresco dining. The garden also includes a charming summerhouse and further seating areas, offering a wonderful outdoor retreat. The garage, accessed externally, offers secure storage or workshop potential.

### Key Features:

Four-bedroom detached family home  
Two en-suites, WC plus family bathroom  
Spacious living room and dining area with garden access  
Modern fitted kitchen with:  
Integrated dishwasher  
Integrated fridge freezer  
Two electric ovens (one eye-level, one below)  
Water heater for kitchen sink  
Utility room with washing machine, fridge & freezer (included in sale)  
Separate study and ample fitted storage  
Dressing room, wardrobe area, and boiler room