



4 Bed Chalet Bungalow + 2 Bed Annexe & Garden Lodge

73 Yelland Road, Fremington, Barnstaple, EX31 3DT

Guide Price

£525,000

- Popular Village Location
- Detached 2 Bedroom Annexe
- Ample Off Road Parking
- Two Garages (Workshop)
- Superbly Presented Accommodation
- Suits A Variety Of Needs
- Garden Cabin
- Beautiful Estuary Views
- Four Double Bedrooms

Directions

Head out of town in a Westerly direction through Sticklepath and towards Bickington and Fremington. Proceed through these villages onto the Yelland Road where Number 73 will be situated on your left hand side.

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Overview

Set in a highly desirable location, this four-bedroom detached chalet bungalow with a detached two-bedroom annex presents a rare opportunity for those looking for a versatile home with income potential or accommodation for extended family. The property combines spacious interiors, outdoor living, and modern comforts, whilst also offering buyers the chance to put their own stamp on the main residence.

The Main Residence

The ground floor of the main bungalow is centred around a generous open-plan kitchen, dining and living room, a welcoming space ideal for family life and entertaining. The recently fitted kitchen is designed with style and practicality in mind, offering modern cabinetry, an island, and integrated appliances, complemented by a spacious dining area and lounge with feature log burner. Also on the ground floor are three bedrooms, including a well-proportioned double with en-suite shower room and dressing area, plus a separate family bathroom. A dedicated office provides a quiet spot for working from home. Upstairs, the main bedroom suite offers a private retreat with an en-suite bathroom and access to its own balcony, enjoying open views, a perfect space to relax and unwind.

The Detached Annex

The property is further enhanced by a separate two-bedroom annex, complete with its own private entrance and south-facing garden. Internally, the annex features a modern open-plan kitchen/living/dining room, two bedrooms, and a shower room. This self-contained accommodation is perfectly suited for multi-generational living, a dependant relative, or as a potential income stream through rental or holiday letting.

Services

All Mains 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

The gardens are laid out for both ease of maintenance and enjoyment, with lawned areas, decking, and space for outdoor entertaining. The property also benefits from a garden lodge with power, offering superb flexibility as a home office, studio, or hobby room. A large garage/workshop provides excellent storage or space for projects, and there is ample driveway parking.

Key Highlights

- Four-bedroom chalet bungalow with flexible layout
- Detached two-bedroom annex with its own garden and access
- Stylish open-plan living in the main residence
- Principal suite with balcony and en-suite
- Opportunity to complete remaining works to personal taste
- Garden lodge with electric power
- South-facing garden and outdoor entertaining spaces
- Generous garage/workshop and driveway parking
- Sought-after Yelland Road location



Room list:

Porch

Open Plan Kitchen/Dining & Living Room
8.82m x 6.95m (28'11" x 22'9")

Bedroom 1
3.54m x 3.18m (11'7" x 10'5")

Ensuite
3.00m x 1.69m (9'10" x 5'6")

Bedroom 2
4.39m x 3.01m (14'4" x 9'10")

Ensuite
3.01m x 1.45m (9'10" x 4'9")

Bedroom 3
4.36m x 3.25m (14'3" x 10'7")

Bedroom 4
4.39m x 2.94m (14'4" x 9'7")

Family Bathroom

Office
1.93m x 1.22m (6'3" x 4'0")

Garage/Workshop
8.18m x 3.91m (26'10" x 12'9")

ANNEXE

Open Plan Kitchen/Living & Dining Room
6.87m x 5.78m (22'6" x 18'11")

Bedroom 1
3.12m x 3.11m (10'2" x 10'2")

Bedroom 2
2.59m x 2.14m (8'5" x 7'0")

Shower Room
2.59m x 1.55m (8'5" x 5'1")

Garden Cabin