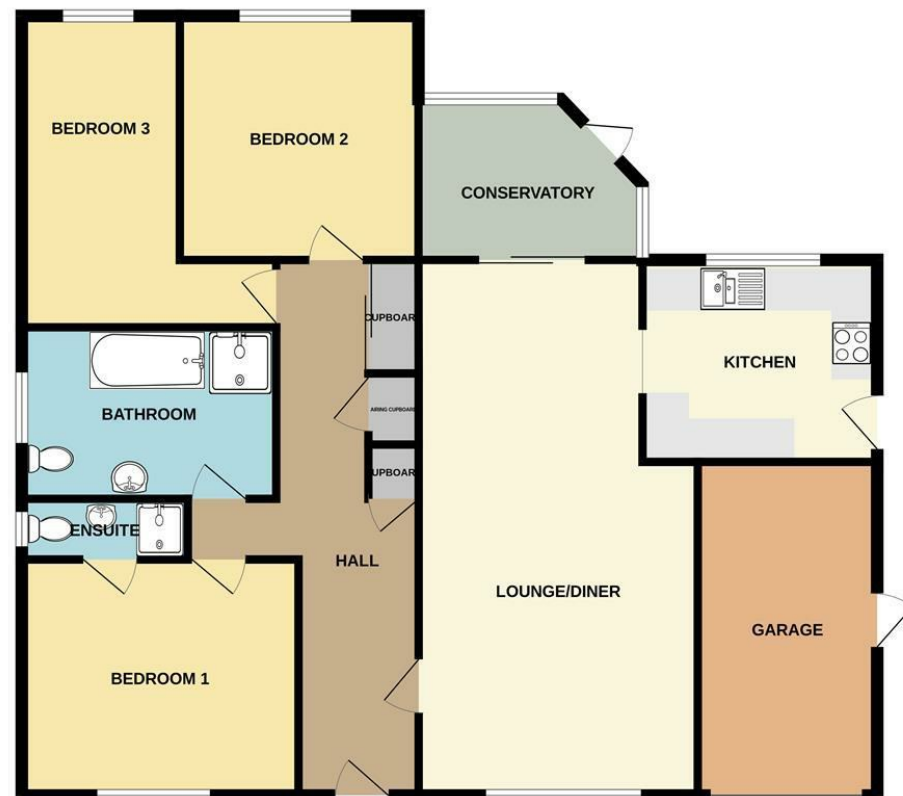


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



Detached 3 Bed Bungalow Within Generous Plot

Guide Price

£375,000

4 Allenstyle Close, Yelland, Barnstaple, EX31 3EB

- NO CHAIN
- Popular Residential Location
- South Facing Rear Garden
- Garage & Driveway Parking
- Open Plan Lounge Diner
- Three Bedrooms Including Ensuite Master

**Looking to sell? Let us
value your property
for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

Directions

From Barnstaple continue out of town up Sticklepath Hill and upon reaching the roundabout at the Cedars Inn proceed across signposted to Bickington, Fremington and Yelland. Once in Yelland take the left hand turning into Allenstyle Road, follow up and take the first right onto Allenstyle Drive, take the next left onto Allenstyle Way, followed by a right onto Allenstyle Gardens. Take a left turn into Allenstyle Close and left again. Number 4 will be located on the right hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Property Description

Nestled within this popular and peaceful residential cul-de-sac, 4 Allenstyle Close presents a fantastic opportunity to acquire a spacious and well proportioned three bedroom detached bungalow, ideal for those seeking single level living in a desirable village setting. Occupying a generous, beautifully maintained plot, the property benefits from a south facing rear garden, excellent natural light, and a layout that flows effortlessly from room to room. Upon entering the bungalow, you are welcomed by a bright entrance hall leading into the superb open-plan lounge/diner, a standout feature of the home. This expansive space enjoys large picture windows overlooking the front garden, while French doors at the rear provide access to the conservatory, enhancing both the sense of light and the connection with the garden. The conservatory, offers a wonderful year round seating area with views across the lawn, perfect as an additional reception space, breakfast area, or relaxing sunroom. The well appointed kitchen provides a practical layout with ample storage, work surfaces, and space for appliances. Its position adjacent to the living spaces offers potential for modernisation or reconfiguration, should buyers wish to create a more open-plan arrangement in the future. The bungalow offers three comfortable bedrooms, including: Bedroom 1, a generous double with built-in storage and a private en-suite shower room Bedroom 2, another spacious double Bedroom 3, an ideal guest room, hobby room, or home office A well-sized main bathroom serves the additional bedrooms and includes both bathing and storage space.

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 & Surrounding Area

Externally, the property truly excels. The south facing rear garden is fully enclosed and offers excellent privacy with a large lawn, attractive borders, patio areas and superb potential for landscaping or vegetable cultivation. A haven for gardeners, families, or those simply wanting a quiet outdoor retreat. To the front, the property benefits from a garage and driveway parking, providing convenience and practicality for multiple vehicles. Yelland is a popular village situated between Barnstaple and Instow, making it ideally placed for access to local shops, pubs, coastal walks and transport links. The Tarka Trail is close by, perfect for cycling, dog walking, and enjoying North Devon's picturesque estuary scenery. Nearby facilities in Fremington and Instow include cafés, convenience stores, restaurants, and a highly regarded primary school, while Barnstaple provides a full range of amenities, supermarkets, leisure facilities, and rail/bus connections.



Room list:

Entrance Hall

Lounge/Diner

7.27m x 3.97m (23'10" x 13'0")

Kitchen

2.86m x 3.35m (9'4" x 10'11")

Conservatory

2.82m x 3.18m (9'3" x 10'5")

Bedroom 1

3.36m x 3.93m (11'0" x 12'10")

Ensuite Shower Room

0.85m x 2.35m (2'9" x 7'8")

Bedroom 2

3.46m x 3.08m (11'4" x 10'1")

Bedroom 3

4.42m x 2.25m (14'6" x 7'4")

Bathroom

2.44m x 3.62m (8'0" x 11'10")

Garage

4.80m x 2.10m (15'8" x 6'10")