



**WOOLLIAMS**

Property Services

**Guide price £320,000**  
**Sunny Cottage, Newland, Landkey, EX32**



**3**

Bedrooms



**1**

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

**01271 328586**





**WOOLLIAMS**

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**Guide price £320,000**  
**Sunny Cottage, Newland, Landkey, EX32**



Nestled in the heart of a picturesque village, this delightful three-bedroom semi-detached cottage offers a perfect blend of character and comfort. Boasting a spacious and beautifully maintained garden, the property provides a tranquil retreat, complete with a charming stream at the bottom—ideal for nature lovers and those seeking a peaceful countryside lifestyle. Inside, the cottage features a warm and inviting living space with period charm, a well-appointed kitchen, three bedrooms and a spacious bathroom. The surrounding village offers a strong sense of community, local amenities, and easy access to scenic walking trails.



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Inside, the cottage features a warm and inviting living space with period charm, a well-appointed kitchen, three bedrooms and a spacious bathroom. The surrounding village offers a strong sense of community, local amenities, and easy access to scenic walking trails.

A rare opportunity to own a piece of rural charm—viewing highly recommended!

**Entrance Porch** 1.92m x 1.30m (6' 4" x 4' 3")

Front door off, a double aspect room with two leaded windows, ceramic tile floor door to

**Dining Room** 3.31m x 3.24m (10' 10" x 10' 8")

A double aspect room with UPVC double glazed French doors to the rear. Bay window, double radiator, tiled floor access to

**Kitchen** 2.99m x 2.38m (9' 10" x 7' 10")

A double aspect room having exposed beam ceiling. Range of units comprising insect one and a half bowl single drainer sink unit with tap, cupboard and space below with plumbing for washing machine. Working surface with drawers and cupboards and space below, island unit with inset five burner gas hob and two built-in ovens, radiator, under stairs storage cupboard, shelved storage cupboard, ceramic tiled floor.

**Lounge** 4.92m x 3.33m (16' 2" x 10' 11")

A double aspect room with exposed beamed ceiling, original fireplace with multi fuel room heater, slate hearth, double radiator, oak flooring, door to stairs.

**First Floor Landing**

Two windows, double radiator, built-in cupboard housing wall mounted gas fire combination boiler, feeding domestic hot water and the central heating system.

**Bedroom 1** 3.31m x 2.51m (10' 10" x 8' 3")

Fitted double wardrobe, radiator, fitted carpet.

**Bedroom 2** 3.31m x 3.23m (10' 10" x 10' 7")

A double aspect room, radiator, fitted carpet.

**Bedroom 3** 2.44m x 1.82m (8' x 6' )

Radiator, fitted carpet.

**Bathroom** 2.30m x 2.25m (7' 7" x 7' 5")

The bathroom has fully tiled walls and fitted with a white seat comprising panel bathroom with mixed tap, glazed shower screen. Low level WC, pedestal wash hand base with mixer tap, shoved linen cupboard, access to lock space, ceramic tiled floor.

**Outside**

A gravel off-road hard standing area for two cars which leads to a level brick paved patio terrace directly behind the house. There is an outside tap and an attractive retaining stone wall with steps which lead up to the south facing garden. The gardens are laid on informal terraces, predominantly grass there is a good sized timber framed garden shed/workshop, a summer house, aluminium framed greenhouse and a second shed with a further Implement store in the lower garden area. There are beds and borders, a variety of mature plants and some trees with the garden backing onto the stream. The garden enjoys a delightful sunny aspect and the plot extends to approximately .20 of an acre.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band B

**EPC**

Rating D

**Viewings**

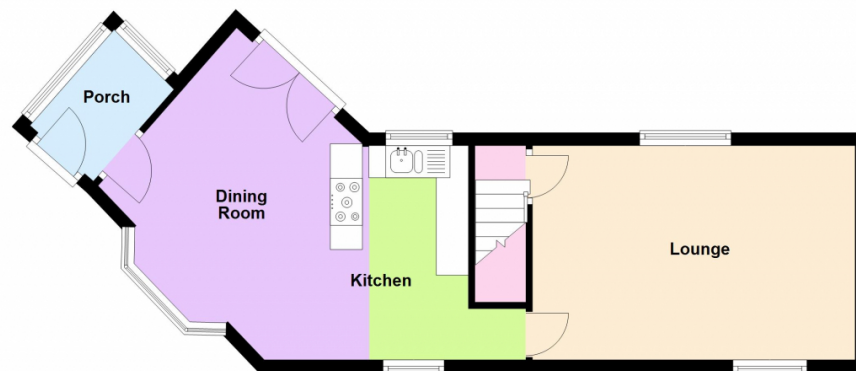
By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098

**Useful Information**

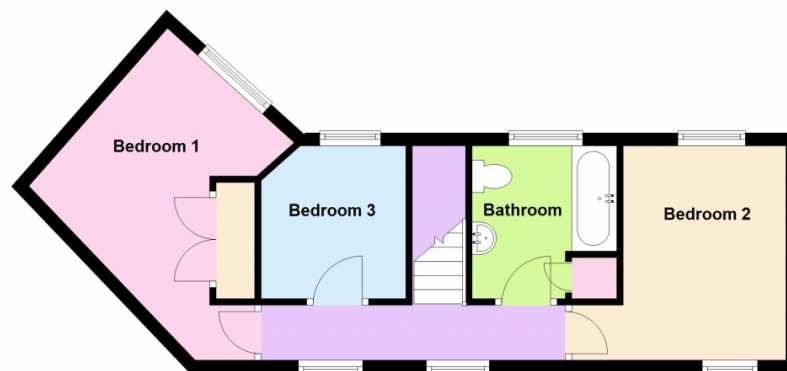
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

Sunnycott  
Newland  
Landkey  
BARNSTAPLE  
EX32 0LZ

Energy rating

D

Valid until: 19 February 2035

Certificate number: 0350-2820-5420-2025-3745

Property type Semi-detached house

Total floor area 76 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 285 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
  - Stone walls present, not insulated
-

## How this affects your energy bills

An average household would need to spend **£1,183 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £500 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 12,952 kWh per year for heating
  - 1,772 kWh per year for hot water
-



## Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.8 tonnes of CO<sub>2</sub>

This property's potential production 0.9 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£58
2. Internal or external wall insulation	£4,000 - £14,000	£340
3. Floor insulation (solid floor)	£4,000 - £6,000	£59
4. Solar water heating	£4,000 - £6,000	£43
5. Solar photovoltaic panels	£3,500 - £5,500	£467

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Moles
Telephone	07967 507 099
Email	<a href="mailto:stuart@fdea.co.uk">stuart@fdea.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015528
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	20 February 2025
Date of certificate	20 February 2025
Type of assessment	<a href="#">RdSAP</a>

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