



Crofts Lea











# Crofts Lea

Blakeshill Road, Landkey, Barnstaple, Devon, EX32 0JH

Barnstaple 10 minutes. North Devon Link Road a few minutes.

A charming period cottage with pretty gardens, garage and parking in a popular village on the outskirts of Barnstaple.

- Period Village Property
- 3 Reception Rooms
- Nearby Bus Service, village Pub and Primary School
- Driveway Parking for 3
- Council Tax Band D
- 3 Bedrooms, one En-suite
- Gas Fired Central Heating & Double Glazing & Log Burner
- Three Garden areas
- Detached Garage with scope to convert subject to planning
- Freehold

Guide Price £425,000

## Stags Barnstaple

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## SITUATION AND AMENITIES

Landkey is one of the most sought after villages in which to live, amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, parish church, pretty village Millennium greenspace with stream and provides a safe space for children to play as well as dog walking.

The nearby village of Swimbridge offers further amenities including pub, which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 3 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.

## DESCRIPTION

A well presented period property which presents painted, rendered elevations with double glazing windows, beneath a tiled roof. The accommodation is spacious and flexible and briefly comprises on the ground floor; Entrance lobby, living room with log burner, dining room with French doors leading to the front garden additional family room, fitted kitchen with integrated appliances and stable style door to a private courtyard garden. Separate utility room and cloakroom WC. On the first floor there are 3 good sized bedrooms, one with an en-suite shower room and a family sized bathroom with bath and separate shower. Outside there is a further cottage style garden with raised beds, parking for 2/3 vehicles and a detached garage which may have scope to create further accommodation subject to planning. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

## GROUND FLOOR

ENTRANCE LOBBY with tiled floor, central staircase to first floor landing. Door off to SITTING ROOM – dual aspect room with windows to side and overlooking FRONT GARDEN, fitted carpet, understairs recess, Inglenook fireplace with log burner with Bressummer beam above, door leading into LOUNGE with door and window to side, wood effect flooring, doorway through to kitchen and door off to utility room. KITCHEN with matching wall and base units, integrated NEFF double oven and grill, induction hob with extractor over, wooden worktops with inset Belfast sink with mixer tap, tiled splashback, integrated fridge, window to rear and stable style door. UTILITY ROOM with space for white goods and free-standing fridge/freezer, inset 1 ½ sink and drainer with mixer tap, wall mounted units, cupboard housing gas boiler. CLOAKROOM/WC with opaque window, tiled floor, wall mounted handwash basin with tiled splashback. DINING ROOM off Kitchen and door to entrance lobby, French doors leading out to the front GARDEN.







## FIRST FLOOR

FIRST FLOOR LANDING – Loft access via hatch, fitted carpets. BEDROOM 1 with window to front, original wide floorboards, EN-SUITE SHOWER with tiled floor, heated towel rail, handwash basin with mixer tap, tiled shower and extractor fan. BEDROOM 2 with window to front, wood effect flooring. BEDROOM 3 with window to side, fitted carpets, vanity handwash basin with mixer tap and tiled splashback. BATHROOM with opaque window to rear, 4-piece white suite comprising: quadrant shower, panelled bath, low level WC and handwash basin, solid wood flooring, inset downlighting and extractor fan.

## OUTSIDE

Mature FRONT GARDEN with sun terrace, lawn, pathway to Front door, mature shrubs and plants, enclosed REAR COURTYARD with paved terrace and raised decking, gated access, outside light and cold water tap, wood store, driveway parking for 2/3 vehicles, access via shared driveway with 2 other properties, with turning area. Further vegetable garden with raised beds, garden shed, DETACHED GARAGE with roller door, power and light.

## SERVICES

All mains services connected. Gas fired central heating

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

What3Words: ///zoos.highlighted.juror

Proceed out of Barnstaple on the A361 towards South Molton. Take the first turning right, signposted to Landkey. On entering the village, passing the church, the property can be found on the left hand side just after the turning to Acland Road. Parking can be found on street outside of the property on a first come, first serve basis. The driveway to the property is accessed to the right hand side via a shared driveway.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137987)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







