



2, Mill Leat Gardens



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Landkey, Barnstaple, Devon EX32 0EH

In a quiet close of just 5 detached properties close to the village centre. Barnstaple/The Link Road 10 minutes

A well presented link detached house in select close with lovely countryside views

- Hall, Cloakroom, Sitting Room
- Dining Room, Kitchen
- 3 Bedrooms, Shower Room
- Gas C.H., Double Glazed
- Garage/Utility Room
- Additional Parking
- Small Secluded Garden
- No Upward Chain
- Council Tax Band D
- Contents Available. Freehold

Guide Price £325,000

SITUATION & AMENITIES

The sought-after village of Landkey offers amenities including The Castle Inn public house, which serves food, a well-regarded primary school, parish church, pretty village Millennium green space with stream – which 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 on-site café, hosting 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, shopping and leisure 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 Jct.27, where there is also a mainline railway station to the London Paddington line at Tiverton Parkway. There is also 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! Mill Leat Gardens is a quiet residential cul-de-sac of just 5 properties, off a quiet lane and close to the village centre but also with delightful views towards open countryside.



DESCRIPTION

Understood to have been constructed in 1985, the property presents elevations of painted render with wood effect framed double glazed doors and windows beneath a tiled roof. The property is link-detached – attached by its garage which has no effect on the enjoyment of the use of the accommodation and is two-storey. The house is tastefully modernised and well-presented. There is no upward chain and an internal inspection is strongly recommended.

ACCOMMODATION

GROUND FLOOR

UPVC front door to ENTRANCE LOBBY coat hooks. Wood effect flooring running through half-glazed oak door to ENTRANCE HALL oak radiator surround. CLOAKROOM low level wc, corner wash hand basin. SITTING ROOM a double aspect room enjoying fine views, ornamental fireplace with fitted wood burner on slate hearth, engineered oak flooring running through via glazed door and side panels to DINING ROOM – also double aspect. Half-glazed door to KITCHEN/BREAKFAST ROOM The Kitchen has a white theme, topped by oak work surfaces incorporating 1 ½ bowl enamelled sink unit, plumbing for dishwasher, space for fridge (appliances available), Bosch double oven, Bosch induction hob, Bosch stainless steel extractor fan, grey herringbone wood effect flooring. The ceiling in the kitchen is vaulted and has exposed beams. There is a BREAKFAST AREA with French doors to the REAR GARDEN.

FIRST FLOOR

Trap to insulated loft. BEDROOM 1 fine views, range of wardrobes cupboards to one wall. BEDROOM 2 double aspect. BEDROOM 3 shelved storage recess, fine views. SHOWER ROOM with shower cubicle, aqua board surround, pedestal wash basin, low level wc, mirror-fronted medicine cabinet, ladder-style heated towel rail/radiator, AIRING CUPBOARD, wood effect flooring.

OUTSIDE

To the front the property is approached by a driveway providing parking for 2 vehicles, which leads to the GARAGE to the left-hand side of the property, which has an up-and-over door, power and light connected, storage in the eaves. One end is currently arranged as a UTILITY AREA with plumbing and space for washing machine, space tumble dryer, overspill fridge/freezer etc. There are work surfaces, wall cupboards and personal door to REAR GARDEN.

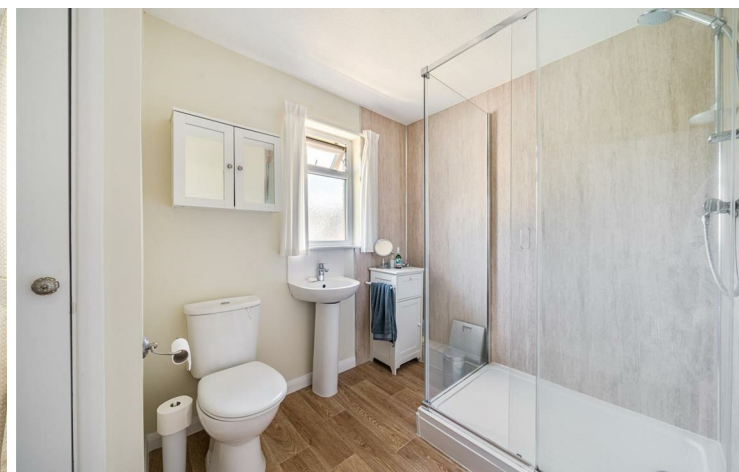
There is access from the FRONT GARDEN via a side gate to a gravelled side COURTYARD, where there is a SHED to house timber. The REAR GARDEN has been landscaped with ease of maintenance in mind. There is an area of lawn, raised border with rustic sleeper edges with well-established planting including an apple tree. There is a TERRACE – ideal for Al fresco dining, nearest to the kitchen. The garden is bounded by a wall topped by fencing, which provides a good deal of seclusion and privacy.

SERVICES

All mains services connected. Gas-fired central heating.


DIRECTIONS

Approaching Landkey from the Link Road, after about 500 yards bear right into Vicarage Lane. At the end, bear left into Manor Road. Continue for a few hundred yards and Mill Leat Gardens is on the right. The property is at the end of the development, clearly marked by our For Sale board.



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.



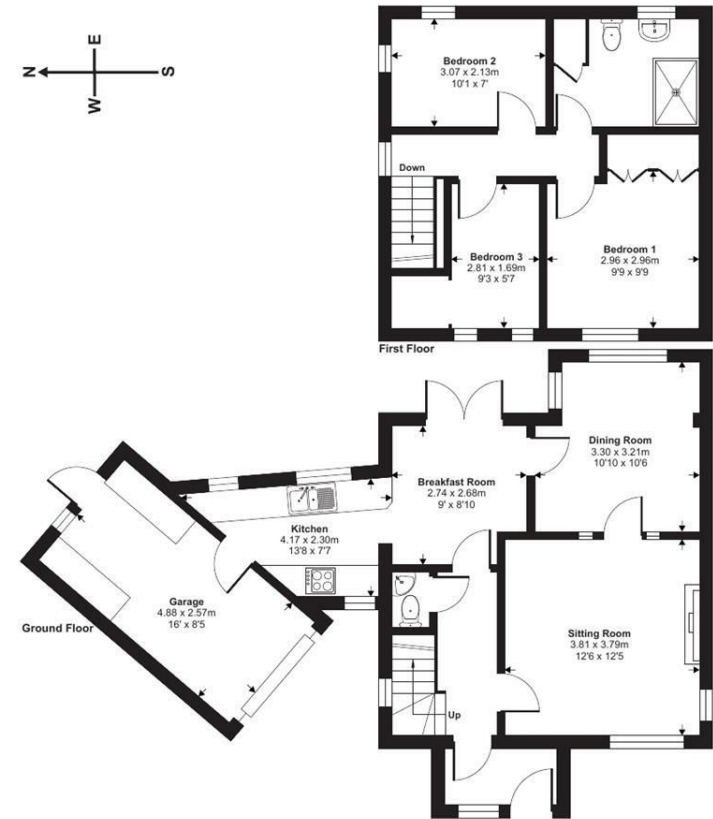
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			68
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

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Approximate Area = 916 sq ft / 85 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1051 sq ft / 97.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1311094



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