



5, The Orchards







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Landkey, Barnstaple, Devon, EX32 0QP

Close to the village centre and bus services. Barnstaple 10 minutes. North Devon Link Road a few minutes.

A detached residence with double garage, landscaped gardens with countryside views in the sought after village of Landkey.



- 5 Bedrooms with 2 En-suites
- Kitchen/Breakfast Room
- Living/Dining/Garden Room
- Double Garage & Driveway
- Council Tax Band F
- Ground Floor Study
- Utility, Cloakroom WC
- Countryside Views
- No Onward Chain
- Freehold

Asking Price £750,000

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## SITUATION AND AMENITIES

The property is situated at the end of quiet cul de sac in the popular Devonshire village of Landkey, generally regarded as one of the most sought after locations in which to live, as the village retains many of its facilities. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, Willows Tea Room and parish church. Short walk to the 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 5 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 appointed detached residence enjoying fine views over open countryside and situated in a sought after residential area in a no through road. We understand the property was constructed in 1999 by reputable local builders, Pearce Homes. The property presents elevations principally of brick, part rendered, partly relieved in stone, tile hung to the gable end, beneath a tiled roof. The accommodation is well presented, bright and spacious and arranged over two storeys. A particular feature is the beautifully landscaped rear garden which offers privacy and space for both families and those with green fingers. (173 SQM /1862 SQFT)

## GROUND FLOOR

ENTRANCE HALL manufactured wood flooring continuing through to the kitchen, dining and family room described later, stairs off to first floor landing, control for hive central heating. STUDY window to front elevation with views toward Coddan Hill. CLOAKROOM WC dual flush WC, contemporary hand wash basin with mixer tap, extractor fan, door through to KITCHEN window overlooking garden, fitted shaker style units with integrated Miele dishwasher, two electric fan ovens, two fridges and a freezer, electric slim line AGA, roll top work surface, 1 ½ stainless steel sink and drainer with mixer tap, tongue and groove panelled up rights, display units and fitted shelving. Archway through to BREAKFAST AREA with sliding patio doors out to sun terrace and door leading onto UTILITY ROOM with door to rear garden and integral door to garage, matching wall and base units and worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for white goods (negotiable as part of sale), wall mounted Vaillant gas boiler. Further archway into DINING/FAMILY ROOM with window overlooking garden and sliding patio doors leading out to terrace, twin doors leading into SITTING ROOM with bay window to front elevation, fitted carpets, contemporary fireplace with mantle above, fixing for television above.





## FIRST FLOOR

SPLIT LANDING with small snug area with skylight, loft access via hatch, airing cupboard housing pressurised hot water cylinder. BEDROOM 1 with stunning views towards Codden Hill and surrounding countryside, fitted carpet, built in wardrobes with access to eaves. EN-SUITE newly fitted, finished in a contemporary style with dual flush WC, vanity hand wash basin with mixer tap, shower with recessed shelf with downlighting, partly tiled walls and tiled floor with underfloor heating, extractor fan and downlighting. BEDROOM 2 with built in furniture, again enjoying far reaching countryside views, fitted carpets. EN-SUITE opaque window to side, white suite comprising pedestal hand wash basin, dual flush WC and tiled shower, tile effect vinyl flooring and partly tongue and groove/part tiled walls, extractor fan. BEDROOM 3 window to rear overlooking garden and far reaching countryside views, fitted carpet, built in wardrobes. BEDROOM 4 window to rear overlooking garden and also enjoying views, fitted carpets. BEDROOM 5 with fitted carpets, window to front also enjoying the splendid countryside views, built in cupboards. BATHROOM window to rear, white suite comprising panelled bath with mixer tap and shower attachment over, vanity wash basin with mixer tap and WC, tile effect vinyl flooring, part tongue and groove panelling and part tiled walls, extractor fan.

## OUTSIDE

At the front of the property is a brick paved driveway with parking for two vehicles, leading to DOUBLE GARAGE up-and-over doors. Open plan FRONT LAWNS planted with mature cherry trees, partly gravelled path. Paved path leading to gated access to both sides of the property. Space at the side for wheelie bins and recycling, GARDEN SHED. Pathway opens up to SUN TERRACE and onto lawned garden with gravelled pathway which provides access to the various parts of the garden. ADDITIONAL SUN TERRACE with pergola, enjoying views towards Codden Hill, landscaped gardens which meander to the higher level where there is a GRAVELLED TERRACE and SUMMER HOUSE. The garden enjoys a good degree of privacy and is enclosed by mature shrubs and trees, stocked borders, one of which with water feature, steps leading back down to lower terrace. The property also benefits from outside power, light and water connections. A particular feature of the garden is the wide range of plants shrubs and trees, including Magnolia and Cherry Trees.

## SPECIAL NOTE

Some of the contents of the property may be available by negotiation.

## SERVICES

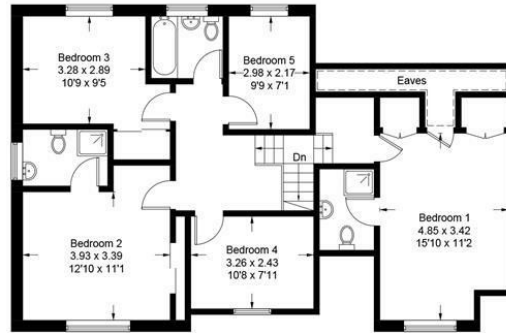
All mains services connected, gas fired central heating, new boiler installed December 2023. According to Ofcom Ultrafast broadband is available.

## DIRECTIONS

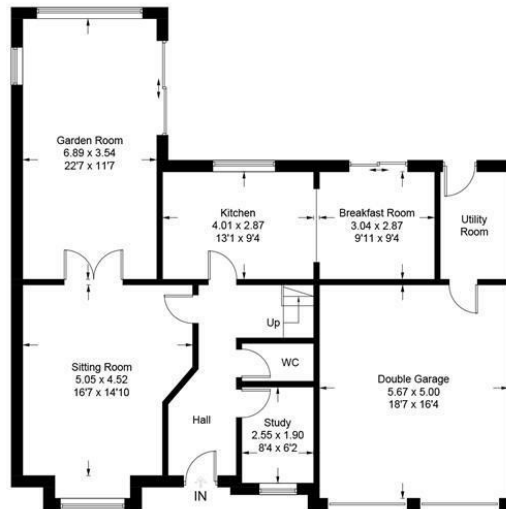
Proceed out of Barnstaple on the A361 towards South Molton. Take the first turning right, signposted to Landkey. On entering the village, pass the church on the left, and take the next left hand turning into Acland Road. Turn immediately right into The Orchards then take the left hand turn in a cul-de-sac, the property can be found on the right hand side with a nameplate visible.

What3words: ///grad.absorb.fabric

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft  
 Garage / Utility Room = 33.8 sq m / 364 sq ft  
 Total = 212.7 sq m / 2290 sq ft  
 (Including Eaves)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057996)



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



