



10 The Orchards, Barnstaple, EX32 0QP

£600,000

A beautifully presented four-bedroom detached home in a sought-after Landkey cul-de-sac, offering spacious living with a log burner, conservatory and recently upgraded kitchen. The property also benefits from solar panels, a new family shower room, generous parking, double garage and private gardens with countryside views.

Description

We are delighted to bring to the market this beautifully presented detached home, tucked away within a peaceful and highly sought-after no-through road of quality individual properties, just a short distance from the centre of Landkey. Built in 1999 by the well-regarded Pearce Homes, the house is finished with attractive brick elevations, stone mullions and double glazing beneath a tiled roof. In recent years, the current owners have enhanced the property with several notable improvements including a stylish kitchen, a fantastic shower room, the installation of a beautiful log burner and energy efficient solar panels.

The accommodation is arranged over two floors and offers light, spacious and versatile living. The property is approached via a private driveway providing extensive parking for multiple vehicles, with ample space for a motorhome, caravan or boat.

The welcoming entrance hall features a useful understairs cupboard, access to a ground floor WC, and an internal door to the double garage. To the front of the house is a dedicated study, perfect for home working.

The sitting room is a bright and generous space, centred around a feature log burner set within an open chimney breast. French doors open into the conservatory, which has a recently upgraded polycarbonate roof and enjoys delightful views over the garden and surrounding countryside, with direct access outside.

The superb L-shaped kitchen/dining room has been recently refitted with a modern range of wall and base units, quartz worktops and integrated appliances including a Rangemaster cooker with five-ring hob and hot plate. French doors open onto the sunny rear garden, creating a lovely social space for family living and entertaining. A separate utility room provides further storage, sink, space for appliances and access to the side of the property.

Upstairs, the first-floor landing leads to four double bedrooms and the new family shower room. The main bedroom is a particular highlight with its vaulted ceiling, fitted wardrobes, countryside views and en-suite shower room. The remaining bedrooms are all well-proportioned doubles, two of which also enjoy rural views and built-in storage. The family shower room has been recently installed with a contemporary three-piece suite including a walk-in shower, WC and wash basin, finished with modern wall panelling and spot lighting.

The front of the property is approached via a part tarmac, part block-paved driveway offering parking

for up to multiple vehicles and leading to the integral double garage with electric doors, power, light and water connected. A lawned front garden and side access paths lead to the rear.

The rear garden is private and enclosed by stone walling and timber fencing. It is mainly laid to lawn with a stone patio and raised sleeper beds, providing both practicality and charm. From here, far-reaching countryside views across the surrounding rolling hills can be enjoyed.

Sitting Room 16'7" x 15'5" (5.08 x 4.72)



Kitchen/Dining Room 18'6" x 15'10" (5.66 x 4.83)



Study 8'2" x 7'1" (2.49 x 2.16)

Utility 8'2" x 5'2" (2.49 x 1.60)

Conservatory 12'2" x 9'6" (3.73 x 2.90)



Bedroom 1 12'5" x 12'4" (3.81 x 3.76)



Bedroom 4 13'6" x 11'1" (4.14 x 3.38)



Ensuite

Bedroom 2 14'11" x 10'4" (4.55 x 3.15)



Bathroom



Bedroom 3 17'5" x 12'7" (5.31 x 3.86)



Garden



Garage 16'11" x 16'2" (5.18 x 4.93)

Information

Age - 1999

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi

Boiler + Log burner
Solar Panels
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band F
EPC Rating - B - 82
Nearest Town - Barnstaple - 3 miles
Nearest Bus Stop - 0.4 miles in Bakery Way
Nearest Pub - 0.1 miles to The Castle
Seller's position - Looking to purchase onwards

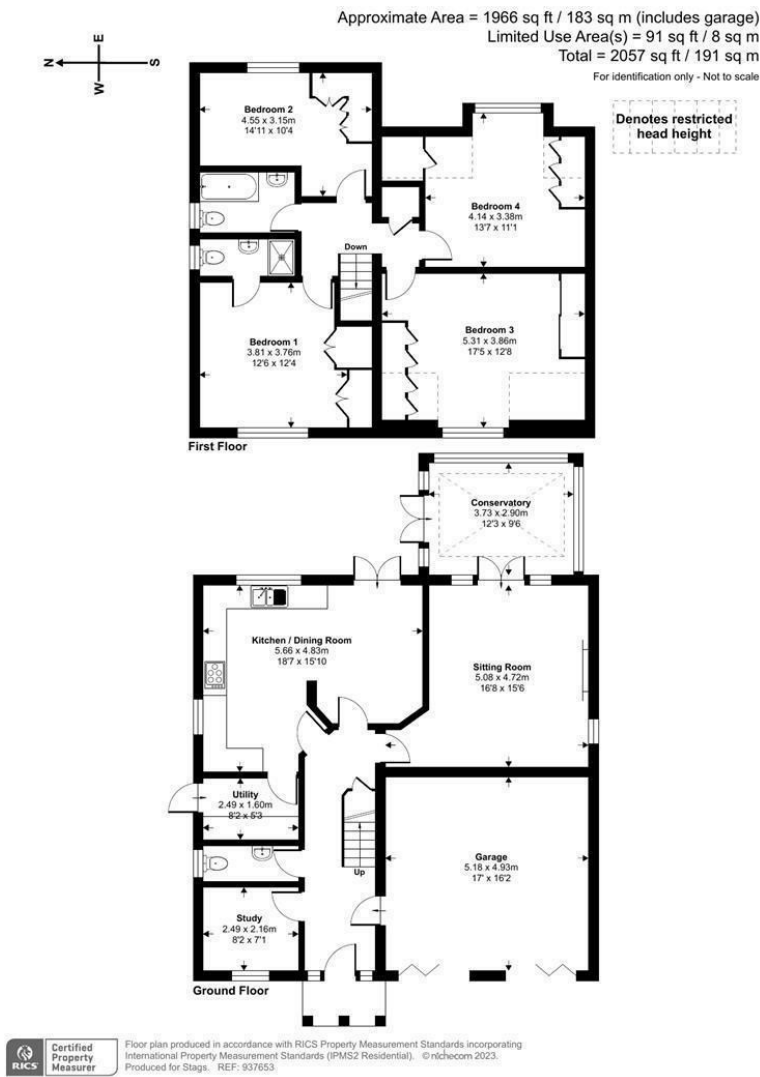
Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Note

The main bathroom has since been changed to a shower as opposed to the bath shown in the floorplan.

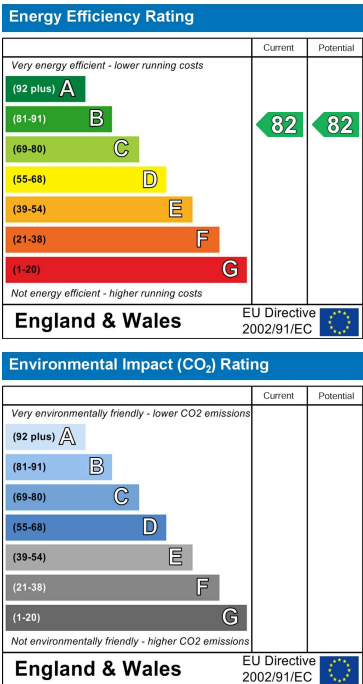
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.