



HARFORD WAY
An MJS Ltd development.
'MUDDY BOOTS' OPEN DAY

GET YOUR **FLOORING INCLUDED** IF YOU TURN UP TO OUR MUDDY BOOTS OPEN DAY AND GO ONTO PURCHASE ONE OF THESE MAGNIFICENT A RATED HOMES!

SATURDAY 1ST NOVEMBER
10AM - 2PM

REGISTER YOUR INTEREST TODAY:
01271 377237
ENQUIRIES@COLLYERS.BIZ

COLLYERS
estate agents



38B Harford Way, Barnstaple, EX32 0FG

£260,000

'Muddy Boots' Open Day - Saturday 1st November 10am - 2pm. Come along and get your **FLOORING INCLUDED** if you go on to purchase any of the plots available. Ready for occupation before Christmas.
Register your interest today!

Description

Ready for Occupation before Christmas!

Be Among the First! Distinctive New Homes in Landkey – Where Modern Living Meets Countryside Charm

Introducing a rare opportunity to reserve one of just three brand new A-rated homes in a peaceful cul-de-sac in the heart of Landkey, North Devon. These thoughtfully designed properties combine smart energy-efficient features with picturesque rural views – perfect for modern buyers looking to blend lifestyle, location, and long-term value.

Available off-plan now – early enquiries are highly recommended to avoid missing out!

About the Home:

Tucked away in a quiet and exclusive new development, this stylish 2-bedroom terraced home offers:

7 Year warranty

Spacious two-bed layout in a cul-de-sac setting

Contemporary kitchen with space-saving pocket door

Handy downstairs WC and cloakroom

Ground-floor underfloor heating for cosy efficiency

Air source heat pump and solar panels

Off-street parking for two vehicles

EV charging provision

Integrated kitchen appliances

Modern 3-piece bathroom with shower

Grey uPVC windows and doors

Turfed rear garden with bin store

Beautiful countryside views

From the underfloor heating to the EV-ready parking, every feature is designed to make day-to-day life comfortable, eco-friendly, and future-proof. Whether you're a first-time buyer, downsizer or investor, these homes offer a rare mix of quality and countryside living — all wrapped up in a small, exclusive development.

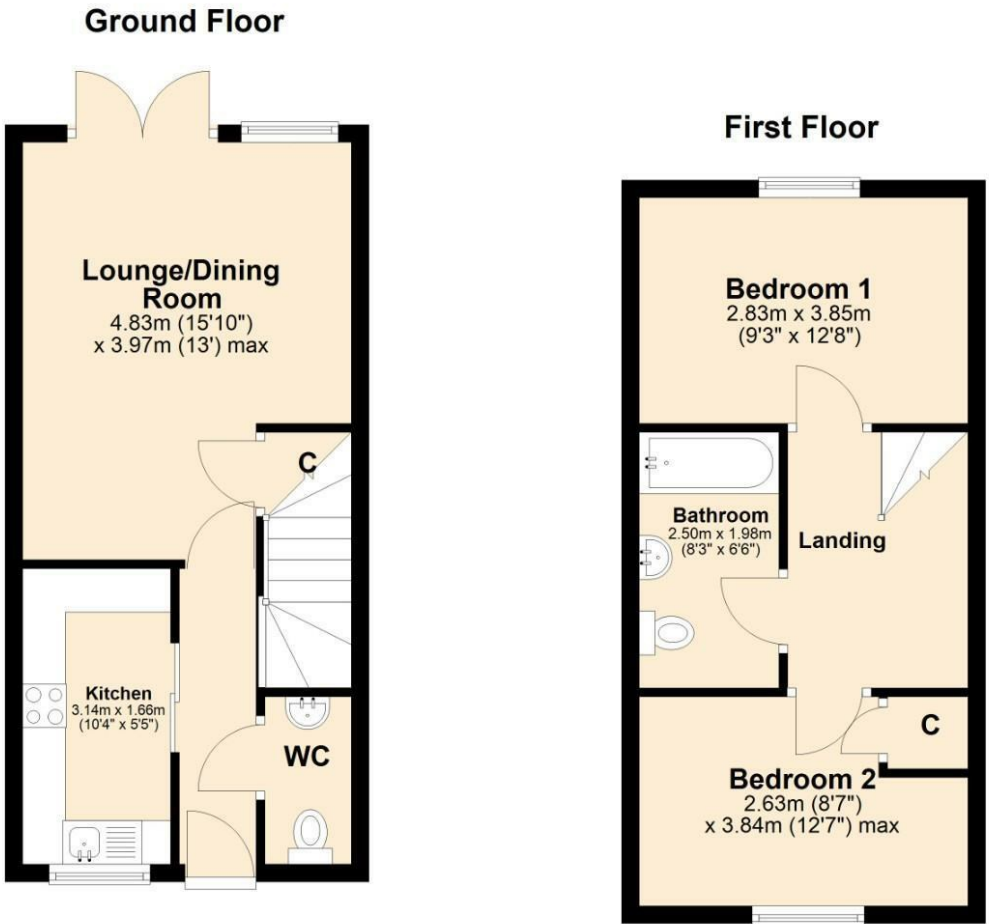
Only three homes available – secure your preferred plot now!

Contact us today to register your interest, view plans, and be among the first to call this fantastic development home.

Disclaimer

Disclaimer: Some images used in this listing are computer-generated (CGI) for illustrative purposes only. They are intended to provide a visual representation of how the property may look once completed. The final finish, layout, fixtures, and fittings may differ from those shown in these images. Prospective purchasers should rely on their own inspections and the legal documentation provided.

Floor Plan

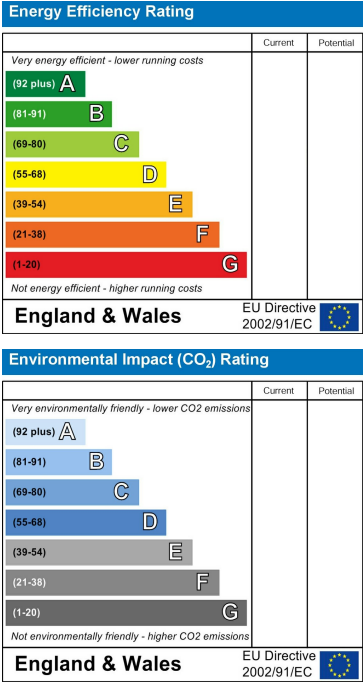


Harford Way, Landkey

Area Map



Energy Efficiency Graph



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