



## Terraced Three Bed Cottage

Greenhayes Blakeshill Road, Landkey, Barnstaple, EX32 0LP

Guide Price

**£360,000**

- South Facing Garden
- Popular Village Location
- Recently Redecorated
- Log Burner
- Modernised Kitchen & Bathroom
- Three Double Bedrooms
- Countryside Views to Rear
- Scope To Extend STPP
- Double Glazing

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## Room list:

**Entrance Hallway**  
6.45m x 2.81m (21'1" x 9'2")

**Kitchen/Breakfast Room**  
4.02m x 3.39m (13'2" x 11'1")

**Living Room/Dining Room**  
6.44m x 4.02m (21'1" x 13'2")

**Dining Room/Study**  
3.91m x 2.52m (12'9" x 8'3")

**Family Bathroom**

**Landing**

**Bedroom 1**  
3.35m x 3.09m (10'11" x 10'1")

**Bedroom 2**  
3.42m x 3.09m (11'2" x 10'1")

**Bedroom 3**  
3.09m x 2.67m (10'1" x 8'9")

**WC**

## Property Description

The property is entered via a generous entrance hallway, creating a welcoming first impression with ample space for coats, shoes and storage. This central hallway provides access to all principal ground-floor rooms and establishes a natural flow throughout the house. Notably, the property benefits from two separate entrances, offering excellent scope for annexe potential or flexible living arrangements.

The large living room is a particularly impressive space, filled with natural light thanks to double doors that open onto the garden. These doors frame wonderful countryside views and provide access via steps down to a spacious patio area, ideal for indoor-outdoor living. A log burner forms an attractive focal point, adding warmth and character, while the generous proportions allow for versatile furniture layouts, making this room perfect for both entertaining and everyday family life.

A separate dining room provides valuable additional reception space and could alternatively be used as a potential fourth bedroom, home office, snug or playroom, depending on individual needs. This flexibility enhances the adaptable nature of the downstairs accommodation, which overall offers a highly versatile living space.

To the rear of the property is the modernised kitchen/breakfast room, thoughtfully updated for contemporary living. The kitchen features a built-in oven and hob, dishwasher, fridge and freezer, along with a good range of fitted units and ample worktop space. There is room for a breakfast table, creating a practical yet sociable environment with easy access to the garden.

The first floor continues to impress with three genuine double bedrooms, a rare and highly desirable feature in a property of this style. Bedroom One is a well-proportioned double with space for a full range of bedroom furniture. Bedroom Two is another spacious double, ideal for guests or children, while Bedroom Three offers flexibility for family living, home working or hobbies.

The family bathroom has been modernised and finished in a contemporary style, complemented by a separate WC for added convenience. The property has been recently redecorated throughout, resulting in a clean, neutral finish that allows a purchaser to move straight in while still offering scope to personalise.

## Services

All Mains Services Connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple  
branch on  
01271 327878



## Surrounding Area

Outside

To the rear is an impressive, south-facing large garden enjoying a good degree of privacy and open countryside views beyond. The garden is mainly laid to lawn and features raised vegetable beds, established plants, fruit trees, a storage shed and a charming small stone outbuilding with a tiled roof. A generous patio area provides an ideal space for outdoor dining and relaxation. There is further scope to extend, subject to the necessary planning permissions, offering excellent future potential.

Location

Landkey is a highly sought-after village with a strong community feel, village pub, and easy access to nearby countryside walks. Barnstaple town centre is within easy reach, providing a wide range of shops, schools, and transport links.

