



Directions

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. and Long Close will be found immediately on your right.

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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3 Bed House - Detached

Plot 19 Long Close, Landkey, Barnstaple, EX32 0FB

Asking Price

£390,000

- 10 Year NHBC Guarantee
- Efficient air source heat pump providing central heating and hot water
- UPVC factory double glazed windows incorporating 'K' glass
- Multi-point security to all windows and doors
- Glass reinforced polymer front
- Sought after village location
- Close to amenities
- No chain



Overview

The Colliford is a sizeable, double fronted three-bedroom family home. The ground floor comprises a kitchen/diner and separate lounge; both rooms with French doors opening out onto the enclosed rear garden.

To the first floor are master bedroom with built in wardrobe and en-suite, two further bedrooms and a family bathroom. The Colliford also has an attached garage and off road parking.

Long Close is an impressive development of 20 new homes in Landkey. Nestled perfectly in the rolling North Devon countryside, the village which remains largely unspoilt and retains much of the character of a rural country community.



Room list:

Outside

Tucked into the rolling green folds of the North Devon countryside, Landkey is one of those villages people fall for the moment they arrive. It has held onto its character where so many have lost theirs: a genuine rural community, largely unspoilt, where neighbours still know one another and life moves at a gentler, kinder pace.

At the heart of it all is everything that makes a place feel like home. There is a well regarded primary school, a village shop for the daily essentials, the handsome church of St Paul, a village hall that hosts the events which knit a community together, and a friendly local pub where the evenings pass easily in good company. It is the kind of place where children grow up with room to roam, and where a morning walk somehow always ends in a conversation.

Landkey wears its history lightly but proudly. Once a Saxon farming settlement, it became a parish in its own right back in the 12th century, and its church has watched over village life for centuries. It is also famous for something rather lovely. The Mazzard, a sweet local cherry, had all but disappeared from North Devon until Landkey's own parish council brought it back from the brink, planting a new orchard as part of the Millennium Green. Come spring, the blossom is a picture, and it is a story that says everything about the spirit of the place.

For all its rural calm, Landkey is beautifully placed. Barnstaple, the regional centre, sits just three miles away with its high street shops, its historic pannier market, theatre, leisure facilities and rail links along the Tarka Line through to Exeter and beyond. You enjoy the quiet of the countryside without ever feeling far from the everyday.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

