



HEANTON VIEW

POTTERY LANE, YELLAND, BARNSTAPLE, DEVON, EX31 3EH

£550,000

An impressive individual detached residence combining quality, style and versatility, quietly positioned on the edge of the village with open countryside on the doorstep and far-reaching views towards Heanton, the Taw Estuary and North Devon coast in the distance.

Built by a reputable local builder to a high eco-conscious specification, Heanton View offers bright and beautifully proportioned accommodation, thoughtfully designed around modern family life and entertaining. At its heart is the outstanding 34ft open-plan kitchen, dining and garden room, where triple-aspect glazing and bi-folding doors create a wonderful connection with the landscaped garden and terrace.

A generous sitting room with wood-burning stove provides a more intimate space, whilst the ground-floor en-suite bedroom offers valuable flexibility and future-proofing, whether used for guests, family or as an accessible principal bedroom.

The first floor provides three further bedrooms, including a versatile fourth bedroom currently arranged as a study, together with a well-appointed family bathroom. Quality finishes throughout include naturally finished oak doors, engineered oak flooring and underfloor heating to the ground floor, complemented by solar-heated hot water and double glazing.

Outside, the property enjoys a genuine sense of privacy. A gated approach opens to a generous brick-paved driveway with ample parking and turning space, leading to a detached double garage with electric door and useful loft storage above.

A separate insulated studio, currently used as a treatment room, provides an excellent additional space for home working, hobbies or creative pursuits.





The landscaped rear garden is designed for enjoying the outdoors, with an extensive Indian sandstone terrace flowing directly from the garden room onto a circular lawn framed by established borders and an eating apple tree. Enclosed and secluded, it provides an attractive setting for alfresco dining, entertaining or simply relaxing in the peace and tranquillity of the surroundings.

The setting is a particular attraction. Approached via a quiet private no-through road with footpaths leading directly into the surrounding countryside, the property offers the rare combination of rural tranquillity and coastal convenience. Instow, around 1½ miles away, is renowned for its beach, dunes, sailing and cricket clubs, restaurants, pubs and village amenities, while Fremington and Fremington Quay are approximately a mile away, providing further facilities and access to the Tarka Trail.

Bideford and Barnstaple are both around 5 miles distant, whilst some of North Devon's finest beaches and surfing destinations, including Saunton, Croyde, Putsborough and Woolacombe, are within easy reach. Exmoor National Park is also readily accessible, making this an ideal base for enjoying the area's exceptional walking, cycling, surfing, golfing and coastal lifestyle.

With its peaceful setting, excellent connectivity to the coast and countryside, generous and adaptable accommodation, detached garaging and additional studio, Heanton View offers an appealing blend of everyday practicality and lifestyle living.

NEED TO KNOW

Services: All mains services are connected

Energy Performance Certificate (EPC): C (78)

Council Tax: Band F (£3,750.59 p/a) **What3Words:** twinkling.followers.cinema





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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