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GROUND FLOOR



1ST FLOOR



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Directions

From Barnstaple proceed up Sticklepath Hill and at the Cedars Roundabout continue straight across signposted Bickington, Fremington and Yelland. Continue through the village of Yelland past Pottery Lane and take the next turning on the left into Ballards Crescent and carry straight past the turning left into Linscott Crescent and No 1 will be found on the right hand side.

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

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Beautifully Presented House with Annexe

1 Ballards Crescent, West Yelland, Barnstaple, EX31 3EU

Guide Price

£475,000

- ONE BEDROOM ANNEXE
- LOG BURNER
- GENEROUS CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARDEN ROOM
- SHORT DISTANCE TO INSTOW BEACH
- MODERN OPEN PLAN KITCHEN DINER
- LARGE DRIVEWAY AND GARAGE
- FOUR DOUBLE BEDROOMS

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Property Description

Occupying a generous corner plot within the highly desirable village of West Yelland, just a short distance from Instow's sandy beach, this beautifully presented detached home combines spacious family accommodation with the added benefit of a superb self-contained annexe. Thoughtfully modernised throughout, it offers an excellent balance of contemporary style and practicality, making it equally well suited to growing families, multi-generational living or those seeking an income opportunity.

A welcoming entrance porch leads into an impressive dual-aspect living room, where windows to three elevations flood the space with natural light. A feature log burner provides a cosy focal point, while sliding doors open into the adjoining garden room, creating a bright and relaxing space with French doors opening directly onto the rear garden.

At the heart of the home is the impressive open-plan kitchen and dining room. The bespoke kitchen is fitted with a comprehensive range of contemporary units, quality worktops and integrated appliances including double oven, a microwave, induction hob, dishwasher and extractor hood. The dining area enjoys direct access to the garden, making it an ideal setting for both everyday family life and entertaining, while a useful downstairs WC and generous understairs cupboard complete the ground floor.

The first floor offers three generously proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys an elevated outlook towards the Taw Estuary and surrounding countryside, while the remaining bedrooms are bright, spacious and well appointed.

Completing the accommodation is a beautifully finished family bathroom, fitted with a freestanding bath, walk-in shower, vanity wash hand basin and WC. Contemporary tiling, underfloor heating and quality fittings create a stylish and luxurious finish.

The adjoining self-contained annexe provides excellent versatility, whether used for extended family, guest accommodation, a home office or as a potential source of supplementary income. It comprises a spacious open-plan living, kitchen and dining area, a generous double bedroom and a modern shower room, together with its own independent entrance.

Services

All Mains Services Connected

Council Tax band

House : C

Annexe: A

EPC Rating

House: D

Annexe: C

Tenure

Freehold

Viewings

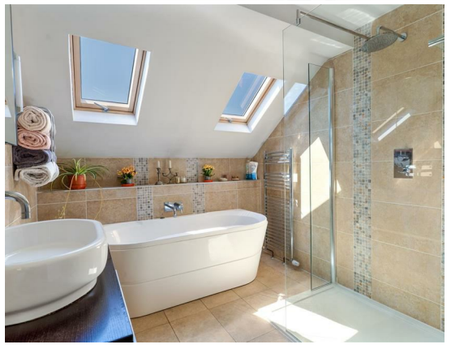
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01271 327878











Outside & Surrounding Area

Externally, the property occupies an attractive corner plot with a substantial brick-paved driveway providing ample off-road parking for several vehicles, alongside a detached garage with power and lighting. The rear garden has been thoughtfully landscaped to create a private and inviting outdoor space, featuring a level lawn bordered by mature planting, paved seating areas, a charming pergola and useful garden storage. Additional gardens to the side further enhance the plot, offering both practicality and plenty of space to enjoy the outdoors.

Combining beautifully presented accommodation with the versatility of a self-contained annexe, this exceptional home enjoys a sought-after village setting just moments from Instow beach, the Tarka Trail and excellent transport links, making it an ideal choice for a wide range of buyers.

West Yelland is a highly regarded village set on the banks of the Taw Estuary, offering a peaceful setting while remaining within easy reach of both Barnstaple and Bideford. The neighbouring village of Instow, approximately one mile away, is renowned for its sandy beach, sailing club, waterfront cafés and restaurants, and access to the popular Tarka Trail, making it a favourite destination for walkers and cyclists alike. North Devon's renowned surfing beaches, including Saunton, Croyde and Woolacombe, are all within easy driving distance, while the A361 North Devon Link Road provides convenient access to the M5 and the wider motorway network.

Room list:

HOUSE

PORCH
1.06m x 1.78m (3'5" x 5'10")

LIVING ROOM
6.20m x 4.65m (20'4" x 15'3")

GARDEN ROOM
3.28m x 3.71m (10'9" x 12'2")

KITCHEN
3.42m x 2.85m (11'2" x 9'4")

DINING ROOM
4.13m x 2.55 (13'6" x 8'4")

DOWNSTAIRS WC
1.64m x 2.38m (5'4" x 7'9")

BEDROOM 1
3.33m x 4.66m (10'11" x 15'3")

BEDROOM 2
2.71m x 3.75m (8'10" x 12'3")

BEDROOM 3
3.33m x 2.65m (10'11" x 8'8")

BATHROOM
3.52m x 2.40m (11'6" x 7'10")

ANNEXE

OPEN PLAN LOUNGE/KITCHEN/DINER
7.42m x 3.58m (24'4" x 11'8")

BEDROOM
4.64m x 2.43m (15'2" x 7'11")

SHOWER ROOM
2.66m x 1.47m (8'8" x 4'9")

GARAGE

OUTSIDE STORAGE







