



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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

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

Call 01271 327878

or email barnstaple@phillipsland.com

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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



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

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

TBC

Tenure

Freehold

Viewings

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

