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Plot B

Plot B, Tanners Road, Landkey, Barnstaple, EX32 0NQ



In a semi-rural setting 3 miles from central Barnstaple. Also within easy access of the Coast & Exmoor

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**An exclusive private development featuring five beautifully crafted, unique and eco-friendly contemporary homes**

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- Nearing Completion
- 4/5 Bedroom Detached Home
- Office/Study
- Large Open Plan Kitchen & Living Space with Bi-fold Doors
- Air Source Heat Pumps
- Underfloor Heating
- Double Garages & Off Road Parking
- Large Gardens
- Development Of 5
- Freehold

**Guide Price £875,000**



### DESCRIPTION

PLOT B NEARING COMPLETION. An exclusive private development featuring five beautifully crafted, unique and eco-friendly contemporary homes.

Each home features an impressive entrance hall with galleried landing leading to the stunning open-plan layout with bi fold doors to the large gardens, a spacious study/bedroom 5, WC and utility room. An oak staircase takes you to the four generously sized bedrooms and three bathrooms.

Externally each property benefits from very generous private gardens, double garages and ample parking. Plot B will have private gated access.

Each property will have underfloor heating on both floors powered by air source heat pumps, aluminium, triple glazed windows and doors and stylish high-end bathroom and kitchens.

Early opportunity for reservations with the possibility of customisation options available, subject to an agreed reservation fee.

For more information please contact the Barnstaple office on 01271 322833 or email [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

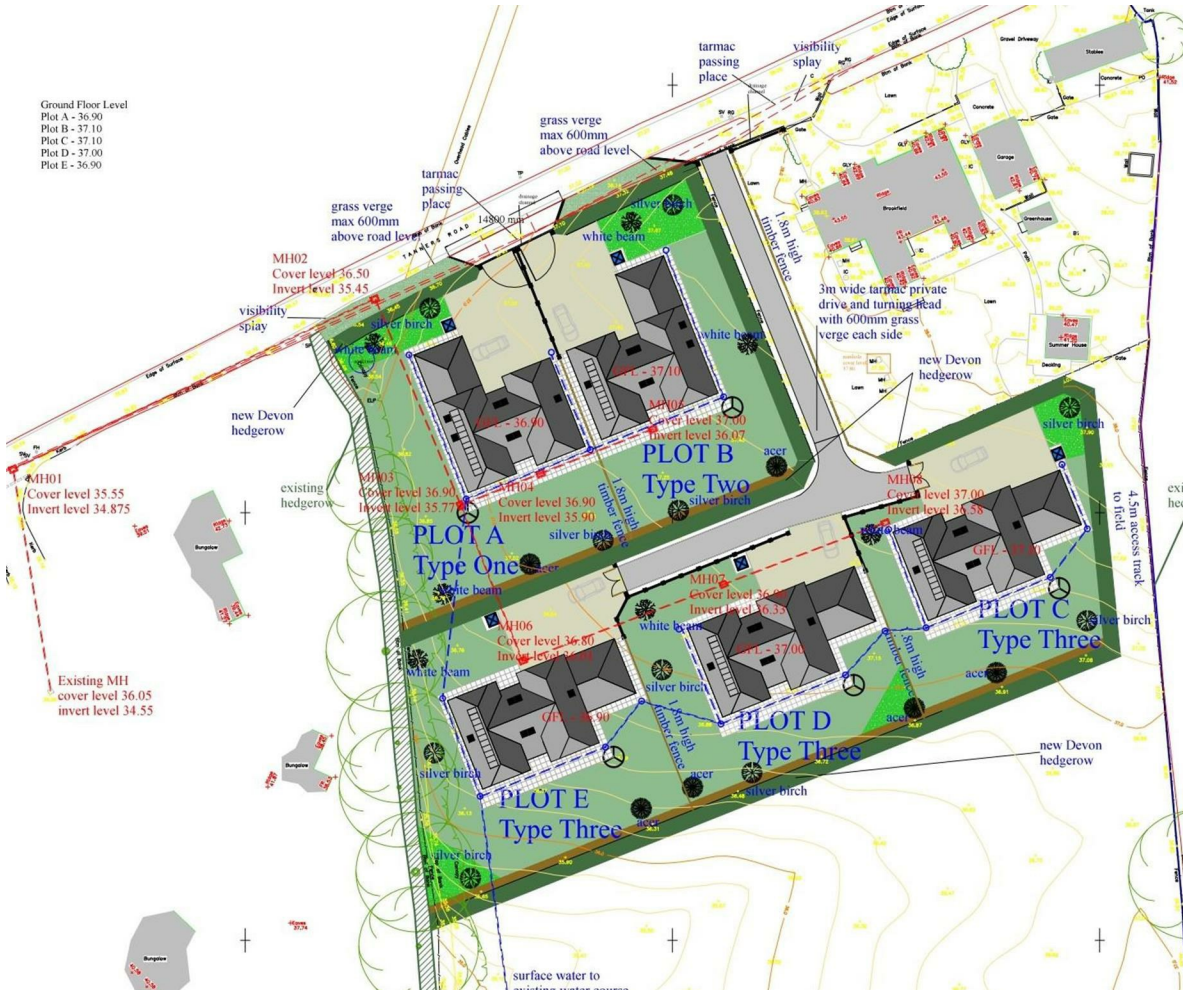
### SITUATION

Situated on the edge of the village of Landkey with no near neighbours and enjoying countryside views. Amenities in the village include; Regular bus service, village pub (The Castle Inn), which serves food, a well regarded primary school and parish church, pretty Village Millennium Greenspace with stream and

provides a safe space for children to play as well as dog walking.

The nearby village of Swimbridge offers further amenities including another popular pub (The Jack Russell), which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 3 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe to name but a few.

Ground Floor Level  
 Plot A - 36.90  
 Plot B - 37.10  
 Plot C - 37.10  
 Plot D - 37.00  
 Plot E - 36.90



- new Devon hedgerow
- 1800mm high timber featheredge fence
- red brick boundary walls with timber infill panels

**LEGEND**

- SV Statue valve
- DK Drop kerb
- FI Fire hydrant
- MH Manhole
- WC Water cock
- WM Water meter
- SC Stop cock
- BT Telecom manhole
- LP Lifting point
- RG Road gully
- SP Sign post
- ELP Electricity pole
- TP Telephone pole
- P/R Post and wire
- T/R Tension pole
- C/S Close socket
- B/W Barbed wire

Grid and levels are to OS Datum



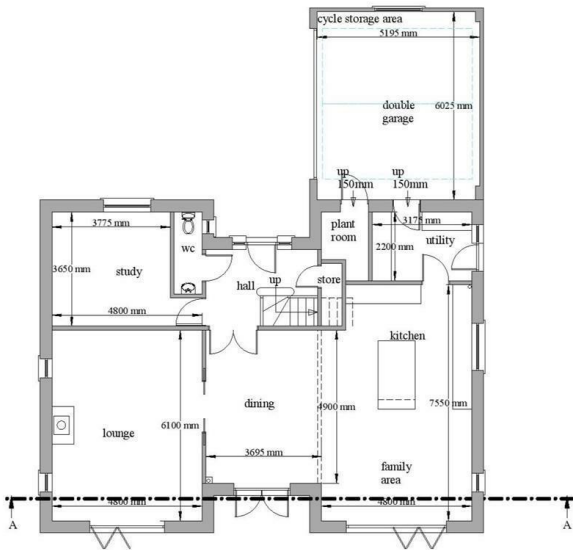
- 600mm x 600mm Grey paving slabs
- Grey brick paving
- Lawn
- Wildflower meadow
- Border planting
- Waste & recycling bin area
- acer
- white beam
- silver birch

Rev C Sept 2024 - Change to windows  
 Rev B March 2024 - Change to floor plans  
 Rev A Jan 2024 - Amend boundary

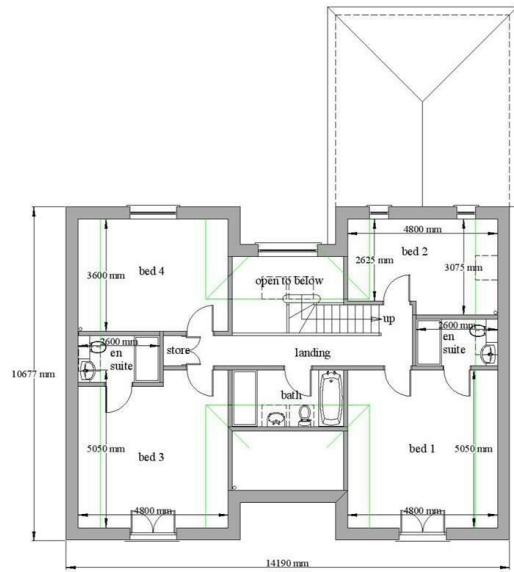
**Alan Kingdon**  
 Architectural Services

Excludes: Site/Field Lines, Penetration, ETCI, FOD  
 Tel: 01273 534616, Email: alan.kingdon@kingdon.co.uk

Drawing Title	Site Plan As Proposed
Project	Proposed Development Brookfield Tanners Lane Lambley
Client	Mr Pugsley
Date	Rev B 1 to 2/26 at A1 1/21 March 2024
Drawing Number	23012274



GROUND FLOOR PLAN



FIRST FLOOR PLAN

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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