



42 Turnstone Lane
Yelland | EX31 3TS

JAMES FLETCHER
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42 Turnstone Lane

Perfectly-placed on this stylish new-development, enjoying open views and just a short stroll from the Tarka Trail, this impressive 'A-Rated' detached family home sits within a much sought-after position between Bideford & Barnstaple, and close to Instow beach. Recently constructed to a high-specification, enjoying spacious and well-planned accommodation designed with easy modern living in mind, the property also boasts ample off-road parking, a large garage and a generous South-East facing garden too - perfect for summer evenings in North Devon. Immaculately presented throughout and offering peace of mind with the remaining balance of the NHBC warranty, this elegant home is perfect for those seeking an easy to run home with space, style and convenience just moments from the idyllic North Devon coast.

The property is well-situated within a quiet position on this popular development, close to Bideford, Barnstaple, and Instow beach, and with direct access to the Tarka Trail - perfect for walking, cycling, and enjoying the stunning North Devon landscape. Just a short drive away and connected by a regular bus service, Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition. Offering High Street shopping along with a number of retail outlets and entertainment options, the town provides a range of amenities for all ages, along with a number of primary and secondary school options along with easy access to Croyde and Woolacombe. The Tarka Rail line also connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

Equidistant to the South, the port town of Bideford provides further facilities including a number of locally owned and operated shops, cafes and bistros, a bank, post office and supermarket shopping.

Close by are the popular tourist hotspots of Appledore, with narrow streets lined with fisherman's cottages, and Westward Ho!, with a glorious sandy beach popular with families and surfers whilst, to the West of Bideford, and further along the A39, is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

A sleek design with clean lines and kerb appeal setting the tone, this attractive home is nestled within an enviable position on this stylish new development with direct access to the Tarka Trail, and also enjoys open views at the front.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, introducing a home that feels light, spacious and well-balanced. The hallway seamlessly connects the ground floor accommodation and provides stairs to the first floor along with a convenient cloakroom. The lounge is found at the front of the home whilst at the rear, the hallway opens to the impressive kitchen/dining/family room - a magnificent social space that is flooded with natural light and double doors that open onto the garden. The kitchen itself is well-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink & drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include a double oven and gas hob with extractor over, a fridge/freezer and a dishwasher. There is also ample dining space, along with a useful utility room offering additional storage, a sink & drainer, built-in washing machine, space for a tumble dryer and a door to outside. The lounge is a generous family room enjoying far-reaching views at the front - perfect for entertaining and cosy movie nights. In addition, the ground floor also enjoys a flexible home office/snug, whilst the cloakroom is fitted with a low-level W.C and wash basin, and also provides a large understairs cupboard.

Stairs to the first floor rise to a generous landing with a useful linen cupboard, and connects 4 bedrooms (3 doubles and a large single) and the family bathroom. The main bedroom, found at the front of the home, is a generous double room with built-in 'his & hers' wardrobes, along with an ensuite fitted with a large walk-in shower, low-level W.C, wash basin and a heated towel rail. 3 further bedrooms offer flexibility for family living, space for extended family to stay, or could alternatively be utilised for dressing room space or home working. The family bathroom is well-fitted with a 4-piece suite comprising a bath, separate shower, low-level W.C, wash basin and a heated towel rail.

In all, this impressive home offers easy living within this much sought-after residential location with direct access to the Tarka Trail, and close to the idyllic North Devon coast.

OUTSIDE & PARKING

The property is approached at the front by a large driveway, providing ample off-road parking, and leading to the garage with an up and over door, light and power connected. The front garden enjoys easy maintenance with neat flower beds, whilst there is pedestrian side access to the rear garden - one of the standout features of the home. The generous rear garden is a real gem and enjoys a sunny South-East facing aspect, opening onto an immediate patio which then extends to a generous lawn, perfect for little ones to explore or those with 'green-fingers' to thrive. With attractive flower beds stocked with a variety of plants and shrubs, and opening from the kitchen/diner, the property offers a seamless transition from indoor to outdoor living in the summer months - perfect for hosting family get-togethers and summer parties.



AGENTS NOTE

There is a service charge of approximately £260.00pa as a contribution to communal parts, parks and green spaces on the development, For more information, please speak to the agent.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

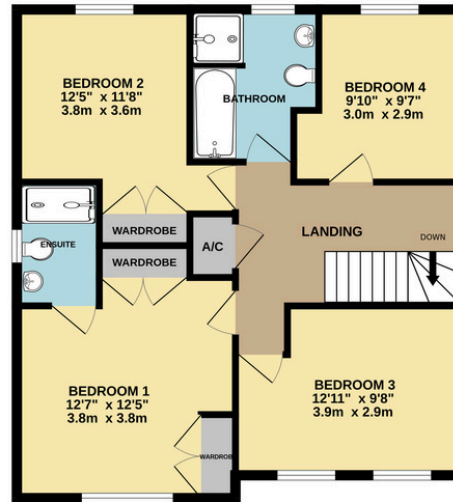
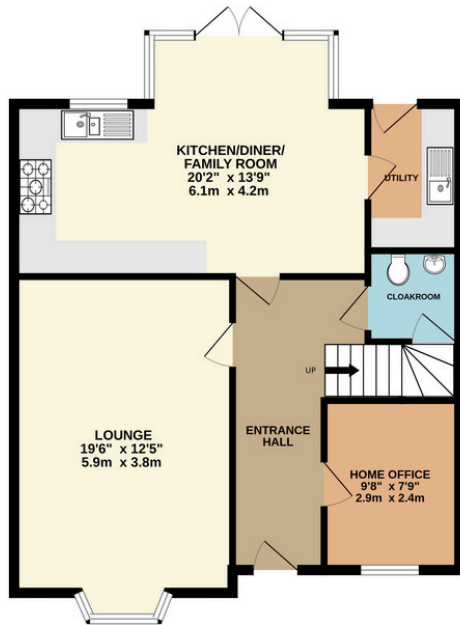






GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



42 TURNSTONE LANE, YELLAND

TOTAL FLOOR AREA : 1627 sq.ft. (151.2 sq.m.) approx.

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.
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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** A
- **Council Tax:** Band E
- **Local Authority:** North Devon District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A	98 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER

POWERED BY
exp UK

07540 256 245

james.fletcher@exp.uk.com

