



Directions

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. and Long Close will be found immediately on your right.

**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.

3 Bed House - Detached

The Colliford, Plot 8 Long Close, Landkey, Barnstaple, EX32 0FB

Asking Price

£425,000

- 10 Year NHBC Guarantee
- Multi-point security to all windows and doors
- Close to amenities
- Efficient air source heat pump providing central heating and hot water
- Glass reinforced polymer front
- No chain
- UPVC factory double glazed windows incorporating 'K' glass
- Sought after village location
- Double Garage



Room list:

Overview

The Colliford | Plots 8 & 19

For those who love a little more definition to their living space, the Colliford is a real delight. As you step through the front door, this sizeable three bedroom home reveals two generous reception rooms: a sociable kitchen diner and a separate lounge, each with its own set of French doors opening onto the enclosed rear garden. It is a wonderfully flexible arrangement, giving you a lively, open kitchen at the heart of the home for everyday life, and a quieter, more restful lounge to retreat to of an evening, both bathed in natural light and connected effortlessly to the garden beyond.

The kitchen is thoughtfully designed and well appointed, complete with integrated Bosch appliances and sleek cabinetry Moving upstairs, the principal bedroom is a genuine sanctuary, enjoying the luxury of a built in wardrobe and a private en suite. Two further well proportioned bedrooms and a stylish family bathroom complete the first floor, offering plenty of room for a growing family.

To the rear of the property, the enclosed garden is a private haven for al fresco dining, gardening or simply relaxing in the sunshine, with the added benefit of an attached garage and off road parking.

Spacious, adaptable and beautifully finished, the Colliford strikes a superb balance between sociable open living and peaceful private space, all within the sought after village of Landkey. Plot 8 has a double garage.

Outside

Tucked into the rolling green folds of the North Devon countryside, Landkey is one of those villages people fall for the moment they arrive. It has held onto its character where so many have lost theirs: a genuine rural community, largely unspoilt, where neighbours still know one another and life moves at a gentler, kinder pace.

At the heart of it all is everything that makes a place feel like home. There is a well regarded primary school, a village shop for the daily essentials, the handsome church of St Paul, a village hall that hosts the events which knit a community together, and a friendly local pub where the evenings pass easily in good company. It is the kind of place where children grow up with room to roam, and where a morning walk somehow always ends in a conversation.

Landkey wears its history lightly but proudly. Once a Saxon farming settlement, it became a parish in its own right back in the 12th century, and its church has watched over village life for centuries. It is also famous for something rather lovely. The Mazzard, a sweet local cherry, had all but disappeared from North Devon until Landkey's own parish council brought it back from the brink, planting a new orchard as part of the Millennium Green. Come spring, the blossom is a picture, and it is a story that says everything about the spirit of the place.

For all its rural calm, Landkey is beautifully placed. Barnstaple, the regional centre, sits just three miles away with its high street shops, its historic pannier market, theatre, leisure facilities and rail links along the Tarka Line through to Exeter and beyond. You enjoy the quiet of the countryside without ever feeling far from the everyday.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

