

Stunning 4 Bedroom Detached House

7, Dunlin Drive, Yelland, Barnstaple, EX31 3TX

£535,000



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Very Sought After Development in Yelland

7, Dunlin Drive, Yelland, Barnstaple, EX31 3TX



Tucked away in a quiet cul-de-sac in the sought after village of Yelland, this delightful four bedroom detached home offers the kind of space, finish and lifestyle that growing families dream of. With Instow's estuary beach just a short stroll away and the Tarka Trail on your doorstep, it strikes that lovely North Devon balance between village peace and coastal living.

As you step through the front door, a generous entrance hall sets the tone for what's to come, light, welcoming and beautifully presented throughout. To one side, a thoughtfully designed living room offers a calm, inviting space to unwind at the end of the day, whether that's curled up with a book or hosting friends. A separate study sits neatly off the hall, ideal for those working from home or in need of a quiet corner away from the bustle of family life, and a downstairs WC adds that everyday practicality every busy household appreciates.

At the heart of the home you'll find a stunning kitchen, dining and family space, the kind of room where life really happens. Modern worktops, a gas hob and plenty of storage make it a pleasure to cook in, while the adjoining dining area opens out to the garden through patio doors, perfect for those long summer suppers that drift effortlessly outside. A separate utility room offers welcome extra space for laundry, muddy boots and beach gear, with its own door to the driveway making everyday comings and goings refreshingly simple.

Moving upstairs, four genuine double bedrooms offer flexibility for families of all shapes and sizes. The master enjoys its own en-suite, while the main family bathroom is beautifully appointed with a contemporary four piece suite, including both a walk-in shower and a separate bath, the kind of bathroom that turns the end of a long day into something to look forward to.

DETAILS

Tucked between Barnstaple and Bideford, Yelland is one of North Devon's quietly sought after villages, offering the rare combination of estuary views, coastal access and genuine community spirit.

The Tarka Trail runs right through the village, providing miles of traffic free walking and cycling along the Taw estuary, with Instow's golden sands and waterside pubs just minutes away. The surf beaches of Saunton, Croyde, Putsborough and Woolacombe are an easy drive in one direction, while Barnstaple's mainline station, schools, supermarkets and independent shops sit just ten minutes in the other.

It's a place where life slows down without ever feeling cut off. Morning walks along the trail, lazy beach afternoons at Instow, Sunday roasts at The Boat House, weekend surf trips along the coast. For families, professionals and anyone looking for a better pace of living, Yelland strikes that elusive balance between countryside calm and everyday convenience, with the very best of North Devon right on the doorstep.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-





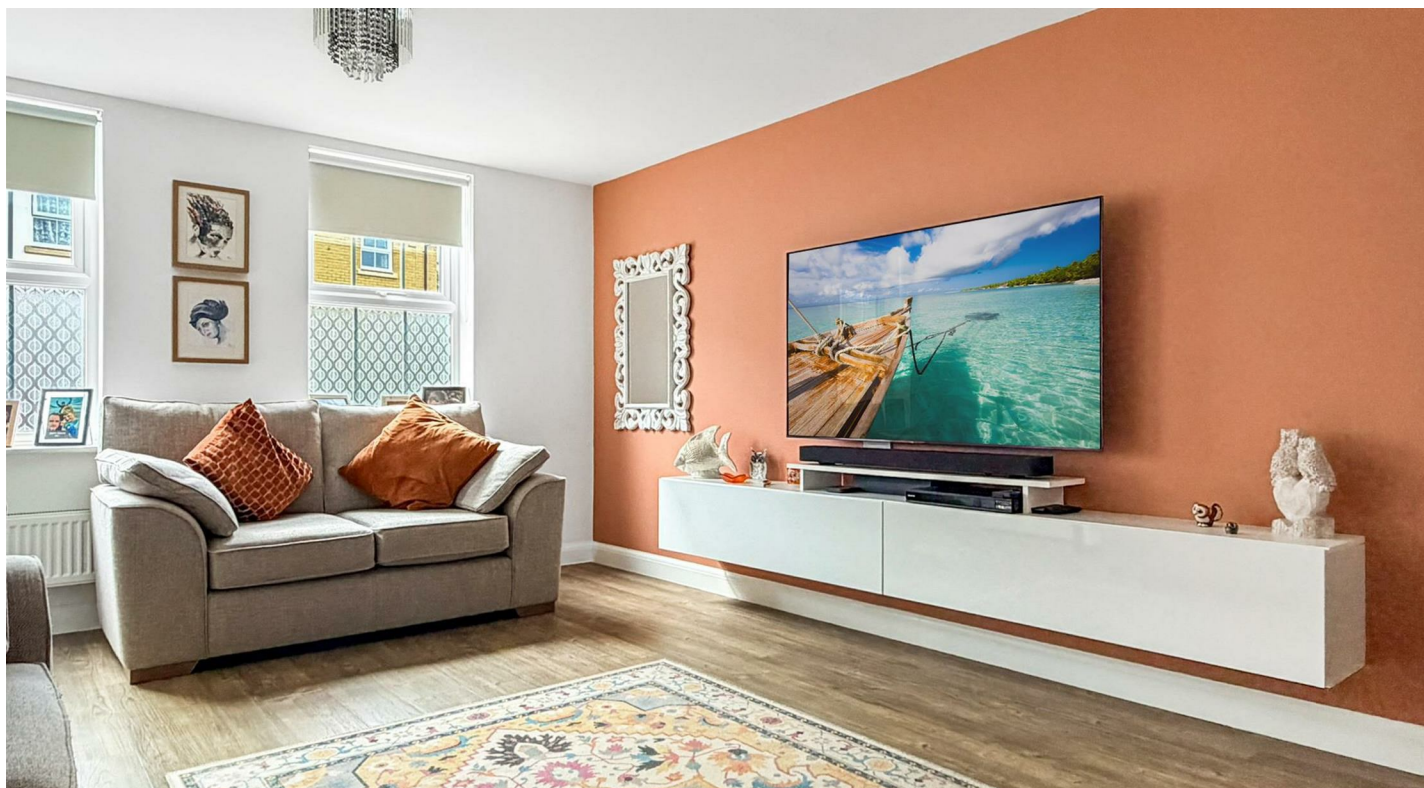
To the rear of the property, the private garden is a real highlight as the current owners have improved it considerably.

A generous lawn gives children and pets room to roam, bordered by attractive and well stocked flower beds, there's plenty of space for a shed or greenhouse for the keen gardener, and a secluded paved area makes a natural sun trap for weekend barbecues and lazy afternoons with friends. There is also a handy door into the garage.

EPC Rating - B

Council Tax Band - E

Services- All main services connected



DIRECTIONS

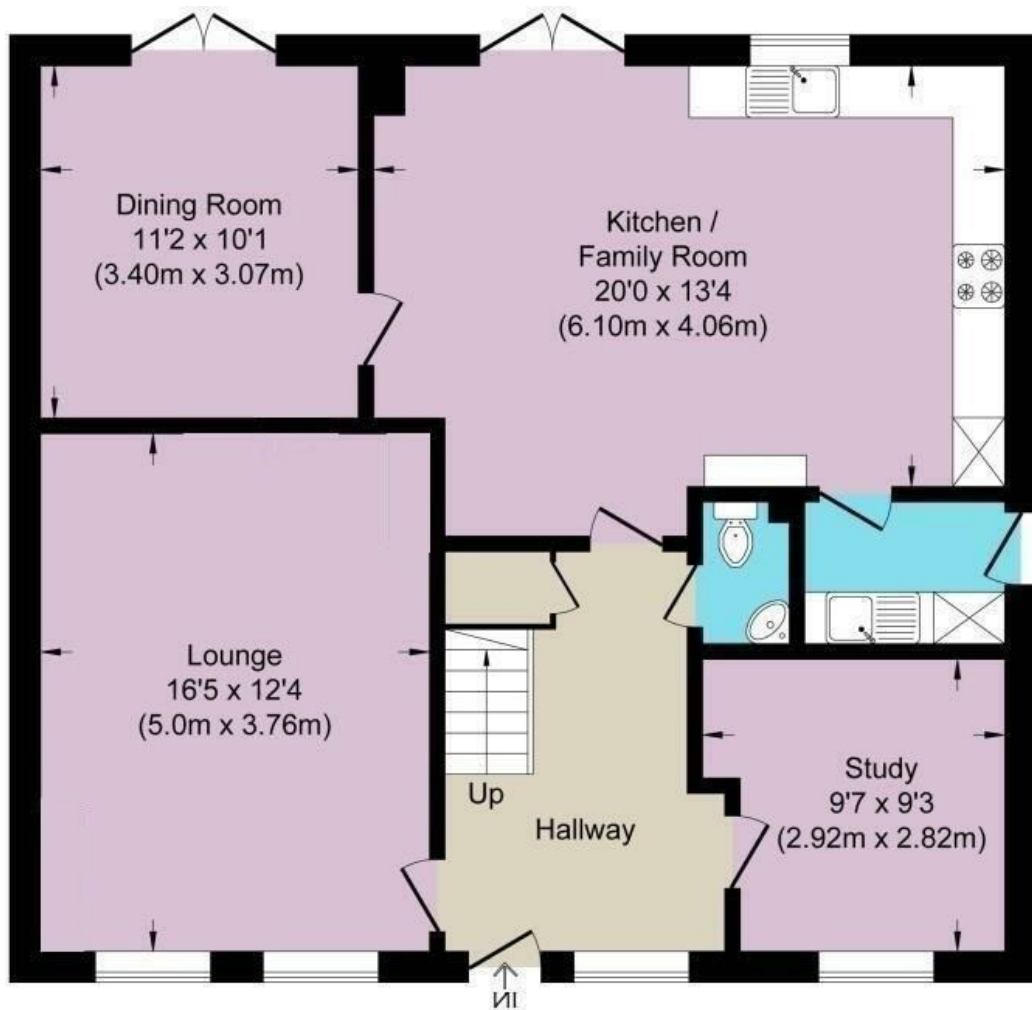
From Barnstaple, continue over the New Bridge and up Sticklepath Hill. Continue in the direction of Bickington and proceed across the roundabout at the Cedars Inn. Proceed through Bickington, through Fremington and in to Yelland. The property is located within the Tarka Ridge development which is located on your right hand side. Upon entering the development on Turnstone Lane, take the first right hand bend and follow around to the left. Take the next right into Dunlin Drive and number 7 will be found on your left hand side



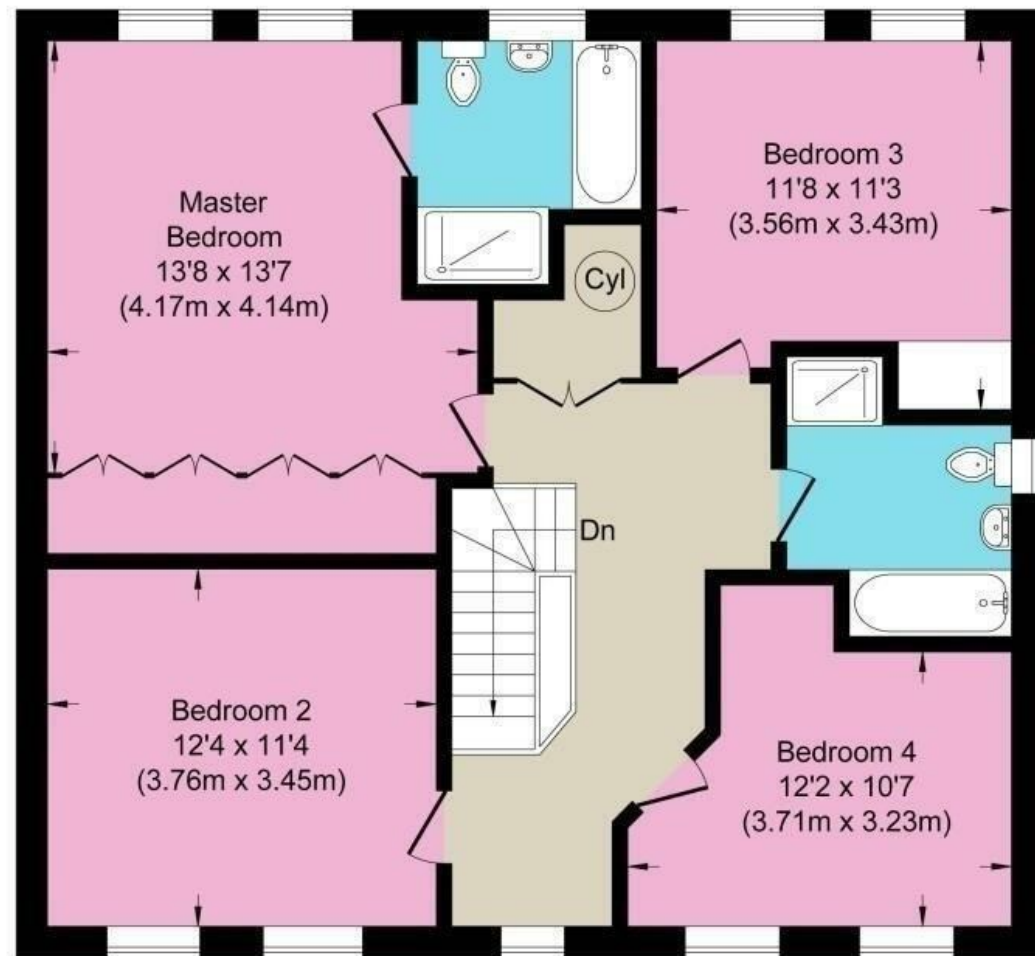
VIEWING

By appointment through
Phillips Smith & Dunn,
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Barnstaple Office
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Ground Floor



First Floor