Brookfield

STAGS

Brookfield, Tanners Road

Landkey, Barnstaple, Devon, EX32 0NQ

Close to Landkey village centre & amenities. Barnstaple - 10 minutes. Exmoor & the Coast - 30 minutes

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An impressive detached five bedroom chalet bungalow with large gardens, a double garage, stables & an adjoining paddock set on the edge of a favoured village

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- Immaculately presented
- Mature Gardens
- In all around 2.5 acres
- Double Garage & Ample parking
- Lapsed planning for three detached properties within paddock
- 5 Bedrooms & 3 Bathrooms
- Adjoining Paddock
- Stables
- Semi-rural location
- Council Tax Band E. Freehold

Guide Price £850,000

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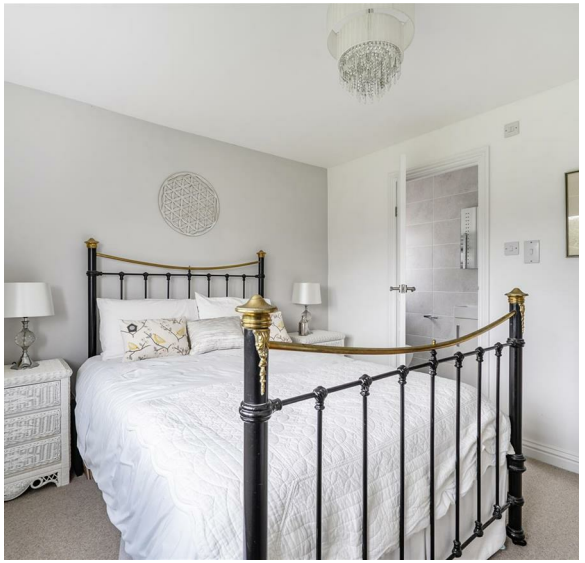
SITUATION & AMENITIES

The property enjoys a quiet semi rural setting with fine views across the surrounding countryside however is still within walking distance of the village and only a short drive to Barnstaple town and the link road. The sought-after village of Landkey offers amenities including The Castle Inn public house, which serves food, a well-regarded primary school, parish church, pretty village Millennium green space with stream – which provides a safe space for children to play, as well as dog walking. The nearby village of Swimbridge offers further amenities including pub - 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 on-site café, hosting 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, shopping and leisure 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 Jct.27, where there is also a mainline railway station to the London Paddington line at Tiverton Parkway. There is also 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!

DESCRIPTION

Brookfield is an attractive and impressive detached five bedroom chalet bungalow offering immaculate, spacious and naturally light accommodation, set within large established gardens of around 0.5 acres and enjoying a high degree of privacy. The property benefits from two separate driveway access points, providing ample parking, a detached double garage, stables suitable for equestrian use or general storage/workshop, together with an attached paddock of around 2 acres giving the whole site an overall area of approximately 2.5 acres. The paddock which adjoins the garden also holds lapsed planning permission for three detached dwellings, presenting an attractive additional opportunity if of interest.



ACCOMMODATION

The spacious carpeted entrance hall sets an inviting tone leading to the living room which flows beautifully into the superb sunroom, an outstanding all seasons space with windows on all sides, a pitched roof with four Velux windows, a gas fireplace and French doors opening to the patio and garden overlooking the paddock. The kitchen/dining room combines style and practicality with engineered oak flooring, granite worktops, a Smeg gas stove, integrated dishwasher, generous dining space and French doors to the garden, while the adjoining utility room provides further fitted units, space for white goods, garden access and a WC. A front double bedroom enjoys pleasant views, a luxuriously appointed family bathroom featuring full tiling, a walk in double shower, freestanding bath, WC, sink, and heated towel radiator. A second front double bedroom offers a built in wardrobe and a smart en suite shower room, while the impressive principal bedroom provides a wonderfully generous and naturally bright space with French doors to the garden, built in wardrobe and a fully tiled en suite. A dedicated home office enjoys attractive garden views and built in storage.

Upstairs, the landing serves two additional bedrooms, each enjoying far reaching views across the garden, paddock, neighbouring land and beyond.

OUTSIDE

The gravelled driveway provides parking for numerous vehicles and leads to a five bar gate giving access to the garden and land, together with the stables and a detached double garage fitted with an electric up and over door, side door to garden and an inspection pit. To the front, a lawned area is complemented by brick paving to the main entrance, while a second gated entrance offers additional parking. The gardens are large, mature and wrap around the property, featuring generous patio terraces ideal for alfresco dining or simply relaxing while overlooking the paddock and wider grounds. A summer house provides a versatile space for hobbies, alongside a greenhouse and raised beds, all set within well planted borders stocked with a wide variety of shrubs and plants.

The paddock - accessed via two separate gateways - is perfectly suited to equestrian use or general amenity land. In all there is approximately 2.5 acres.

LAPSED PLANNING

The adjoining paddock is offered without current planning permission, however it does benefit from lapsed consent for three detached dwellings, with the historic access proposed through the garden of Brookfield. For further details or to discuss the potential in more depth, please contact the selling agent.

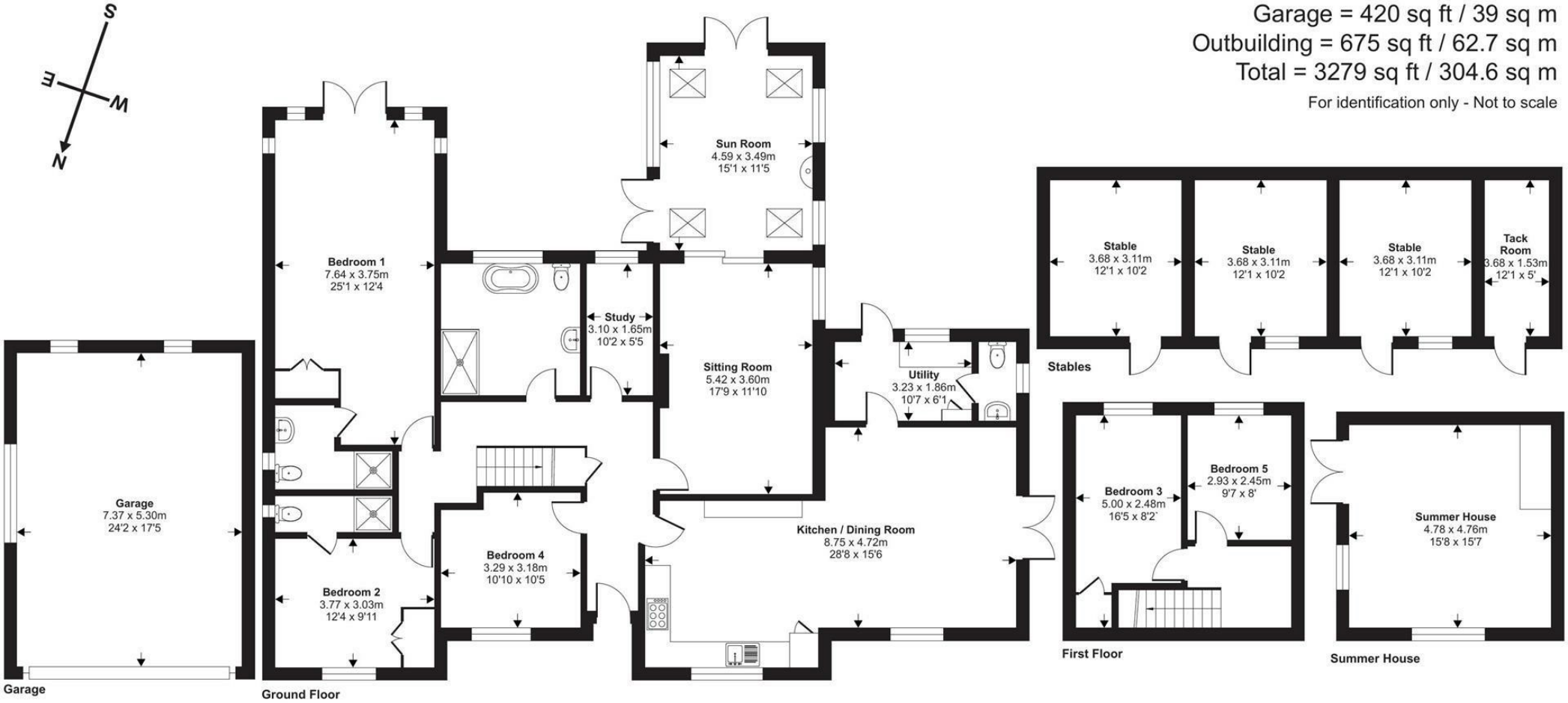
SERVICES

Mains Gas, electricity and water
Private drainage

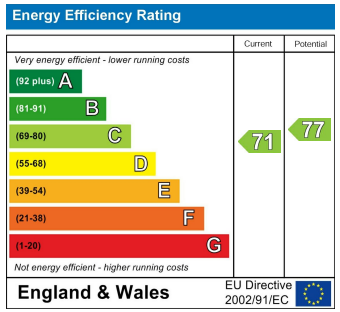
AGENT'S NOTES

The adjoining paddock is being sold subject to an overage clause. Further details of this can be provided by the vendor’s solicitor upon request.

Approximate Area = 2184 sq ft / 202.9 sq m
Garage = 420 sq ft / 39 sq m
Outbuilding = 675 sq ft / 62.7 sq m
Total = 3279 sq ft / 304.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1525308



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