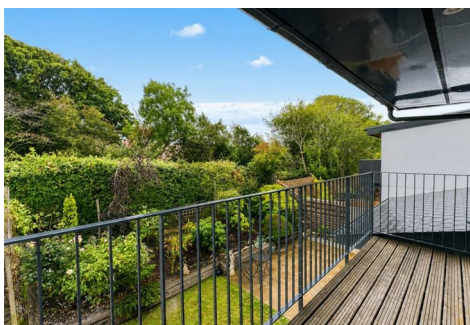




8 Drake Avenue, Barnstaple, EX31 3GN

£360,000

A striking three-bedroom eco-friendly home in sought-after Yelland, offering light-filled contemporary living, countryside views, a private garden, balcony, garage and excellent energy efficiency.

Description

Beautifully designed with contemporary living and energy efficiency at its heart, this impressive Sun House occupies a desirable position within the sought-after village of Yelland, close to the Tarka Trail, the Taw Estuary and North Devon's spectacular coastline.

The property immediately stands out for its striking modern design and abundance of natural light. Expansive floor-to-ceiling glazing creates a wonderfully bright and spacious interior, with the centrepiece of the home being the superb open-plan kitchen, dining and living area. Designed equally well for relaxed family life and entertaining, the space flows effortlessly from one area to the next, while large windows and glazed doors provide a seamless connection with the garden and countryside beyond.

The contemporary kitchen is beautifully incorporated into the open-plan layout, creating a sociable hub where cooking, dining and relaxing can all be enjoyed together. The extensive glazing enhances the feeling of space throughout and allows the changing seasons and surrounding landscape to become part of the home.

There are three generously proportioned bedrooms, providing flexible accommodation for families, professionals or those looking for a stylish North Devon retreat. The impressive principal bedroom is complemented by its own en-suite shower room, while the remaining bedrooms offer excellent space for family, guests or home working.

Outside, the private rear garden is a particularly attractive feature, enjoying a peaceful outlook across the adjoining fields. A combination of lawn and patio creates plenty of space for outdoor dining, entertaining and relaxing, while the sunny first-floor balcony provides an idyllic spot to sit with a morning coffee or an evening drink whilst taking in the countryside views.

Sustainability and comfort have been carefully considered throughout the property. Underfloor heating is provided throughout and powered by a highly efficient Daikin air source heat pump, helping to deliver comfortable year-round living whilst keeping energy efficiency firmly at the forefront.

Further practical benefits include a single link-detached garage, driveway parking and the added reassurance of approximately two years remaining on the property's original 10-year structural warranty.

Yelland is ideally positioned for enjoying everything North Devon has to offer. The renowned Tarka Trail

is close at hand, providing miles of scenic walking and cycling routes, while the waterside villages of Fremington and Instow are within easy reach. Beautiful beaches, countryside, local amenities and Barnstaple are also readily accessible.

Combining striking contemporary architecture, impressive natural light, countryside views and excellent energy efficiency, this exceptional home offers an outstanding opportunity to enjoy modern living in one of North Devon's most convenient coastal locations.

Lounge 17'2" x 15'3" (5.24 x 4.66)



Kitchen 9'10" x 6'11" (3.01 x 2.11)



Bedroom 1 10'10" x 9'4" (3.32 x 2.85)



Bedroom 3 15'10" x 13'4" (4.85 x 4.07)



Ensuite 9'3" x 4'6" (2.84 x 1.38)



Balcony 16'2" x 4'6" (4.95 x 1.38)



Bedroom2 12'8" x 8'9" (3.87 x 2.68)



Bathroom 7'3" x 5'7" (2.22 x 1.71)



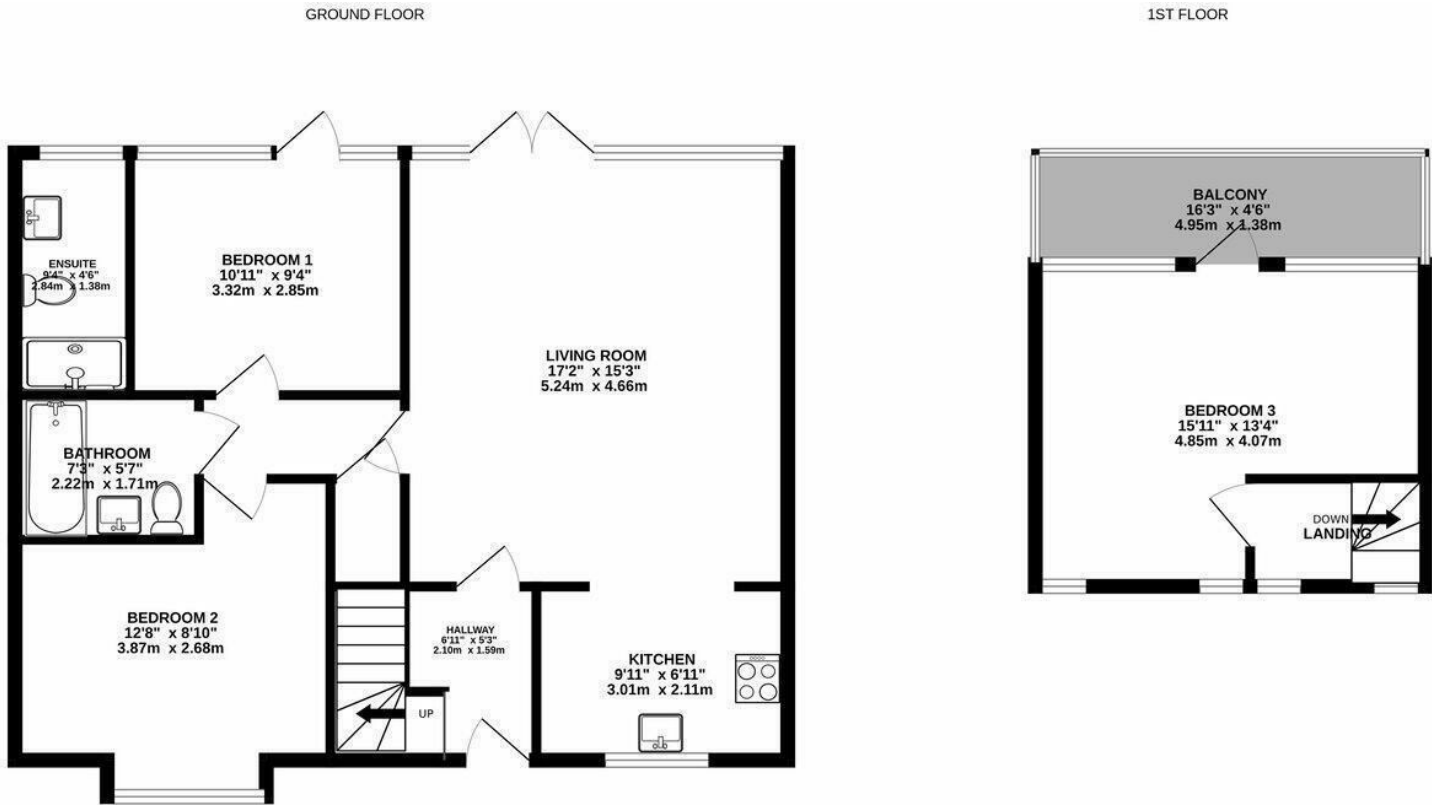
Garden



Information

Note

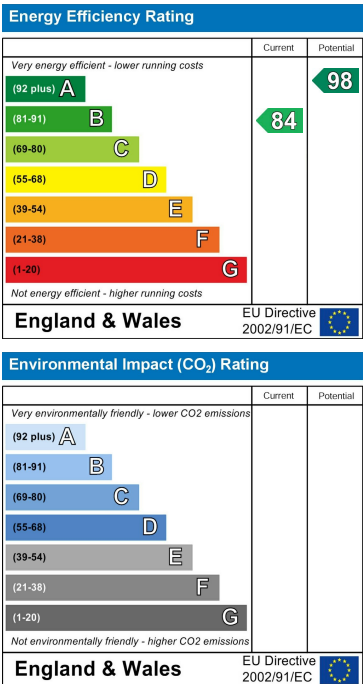
Floor Plan



Area Map



Energy Efficiency Graph



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Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
Tel: 01271377237 Email: enquiries@collyers.biz
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP