

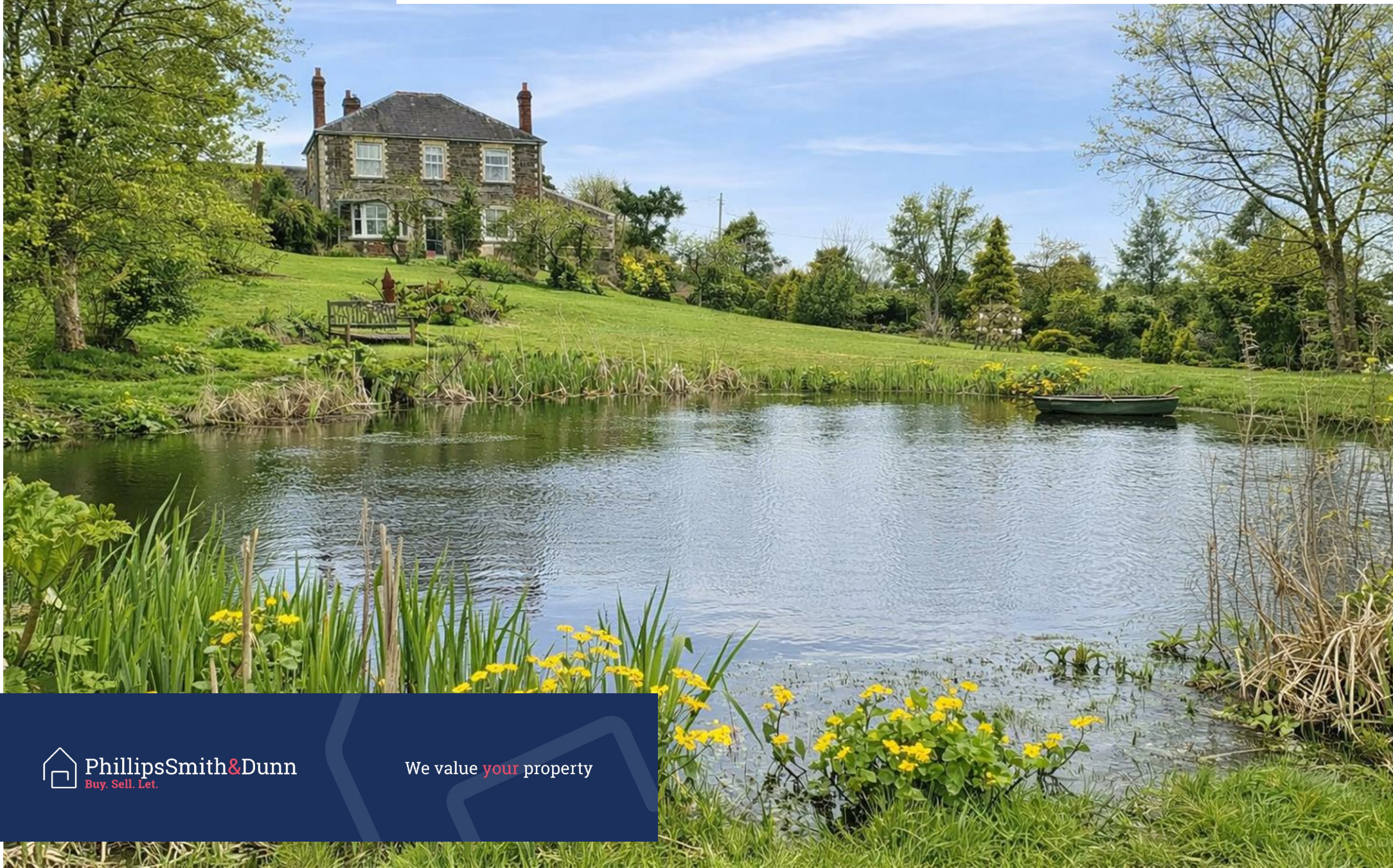
A Tremendous Opportunity, House, Pool, Views And Position!

Moorland House, Stony Lane, Landkey, Barnstaple, EX32 0NR

Available as whole or lots

£800,000 -

£1,035,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

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Period Edwardian House, Stone Barn, Heated Swimming Pool, Pond, Outbuildings & 2, 10 or 18 Acres

Moorland House, Stony Lane, Landkey, Barnstaple, EX32 0NR



Price £800,000 - £835,000 A Fantastic COUNTRY HOUSE of Edwardian era [circa 1911], with its adaptable STONE BARN and its beautiful attached BEAUTIFUL GARDENS and grounds, other useful buildings and SWIMMING POOL, in all 1.75 acres. Option on extra circa 8 or nearly 16 acres of pastureland with/without loose boxes.

Tucked away in a wonderfully peaceful rural setting with no near neighbours, the property enjoys a superb position just a short drive east of the Barnstaple–Tiverton North Devon Link Road. From here, far-reaching countryside views stretch across rolling fields towards the distant hills of Exmoor National Park, creating a truly idyllic backdrop.

Despite its secluded feel, the property remains well connected to a number of charming North Devon villages, including Landkey, Bishops Tawton, Chittlehampton and Swimbridge. These welcoming communities offer village inns, primary schools, places of worship and easy access to miles of scenic countryside paths and bridleways, including the popular walks around Codden Hill.

Just a short drive away lies Barnstaple, the historic borough and administrative centre of North Devon. Here you'll find an excellent range of shopping, business and leisure facilities, including the Green Lanes Shopping Centre, major supermarkets, a live theatre, modern leisure centre, tennis courts and the nearby Portmore Golf Course.

The surrounding region is renowned for its spectacular landscapes and dramatic coastline. From the rugged cliffs and sweeping valleys of Exmoor National Park to the world-famous surfing beaches of Croyde, Saunton and Woolacombe, the area offers outstanding opportunities for outdoor living. Sailing and boating can be enjoyed at Instow and Appledore, while golf enthusiasts are equally well catered for, with highly regarded courses including Saunton and Westward Ho!. The area also benefits from a selection of excellent private schools such as West Buckland, Blundell's at Tiverton and Shebbear College.

DETAILS

Moorland House is a charming and characterful three-bedroom country home, beautifully positioned within its own private grounds and enjoying far-reaching views across Venn Vineyard and the rolling North Devon countryside towards Exmoor.

The house blends period character with everyday comfort, retaining many original features that add warmth and charm throughout, including attractive pine doors and traditional detailing. Light-filled living spaces create a welcoming atmosphere, while conservatories on both the ground and first floor provide delightful spots to relax and take in the surrounding views.

Outside, the property continues to impress with a range of useful outbuildings and a substantial stone barn offering exciting potential for a variety of future uses.

For those with equestrian interests or lifestyle ambitions, the land benefits from established planning consent for stabling, while the stone barn could, subject to the necessary permissions, offer scope for further accommodation such as an annexe or additional dwelling.

Altogether, Moorland House presents a wonderful opportunity to enjoy peaceful country living in a truly beautiful setting.

With a tremendous offering like this, be sure to contact the Barnstaple team for more information and to arrange a viewing appointment.

NB. Some of the pictures have been virtually edited to present the potential that the property has.



Entrance Hall

Kitchen/Breakfast Area 4.69 x 3.48 (15'4" x 11'5")

Dining Room 4.35 x 4.04 (14'3" x 13'3")

Lounge 8.33 x 3.74 (27'3" x 12'3")

Study 3.74 x 2.82 (12'3" x 9'3")

First Floor Conservatory 3.74 x 2.82 (12'3" x 9'3")

Ground Floor Conservatory 4.32 x 3.12 (14'2" x 10'2")

Family Bathroom

Bedroom 1 4.54 x 3.74 (14'10" x 12'3")

En suite Shower Room

Bedroom 2 4.28 x 2.55 (14'0" x 8'4")

Bedroom 3 4.21 x 3.55 (13'9" x 11'7")

Solar Heated Pool 10 x 4.8 (32'9" x 15'8")

Detached Barn 12.19m x 4.27m (40' x 14')

Lean to Garage 6.5 x 3.12 (21'3" x 10'2")

Double Aspect Greenhouse 7.16m x 3.20m rising to 7.16m (23'6" x 10'6" rising to 23'6")





The property is offered to the market in separate lots and versatile buying should buyers want less land or more. Lots are included as below;

LOT 1 – House, Barn, Pool and Gardens – about 1.75 acres. From £800,000 - £835,000

LOT 1 & 2 – Including Lot 1, as above, stables and 7.38 Acres [Green & Red outline] . From £900,000 - £935,000

LOT 1, 2 & 3 – As a whole [Green, Blue & Red outline] - £1m - £1,035,000

Option/LOT 2 is c. 8 acres plus a modern building set below the gardens, and grounds of the house with separate gated access from the country lane with a hardened track to a range of timber and box profile sheds about 8.9m x 4.3m and 5.24m x 5m. These were approved for stables and have a large level hardened area to their front.



Directions

Leaving Barnstaple on the A361 as to Tiverton take the 3rd exit at the Landkey roundabout (nearing completion) into Landkey. Proceed for a half mile and you will pass the Castle Inn on your left. Shortly after you will see a red phone box on your left, opposite Mill road. Turn right into Mill road. Pass over the bridge and turn left to front of the cottages. 600 metres on take the right turn. 100 metres on take the left fork up the hill to Bableigh. The property is then 200 metres up the hill to the left through a double gates. Using what3words free app for mobile phones entre the words [///exits.prompt.gentle](https://www.what3words.com/)



VIEWING

By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of
hours contact Edward on
07772363674



This floor plan shows a 3-bedroom house with a lounge, dining room, kitchen, and conservatory. The layout includes a large lounge with a fireplace, a dining room, a kitchen/breakfast room, a utility room, a rear lobby, an entrance hallway, a cloakroom, a cupboard, an open porch, a study, and a conservatory. The house also features a rear garden and a front garden.

Rooms and Features:

- Lounge:** Large room with a fireplace and a bay window.
- Dining Room:** Adjacent to the lounge.
- Kitchen/Breakfast Room:** Includes a sink, stove, and refrigerator.
- Utility Room:** Includes a washing machine and a dryer.
- Rear Lobby:** Access to the rear garden.
- Entrance Hallway:** Central hallway with a staircase leading up.
- Cloakroom:** Small bathroom.
- Cupboard:** Storage area.
- Open Porch:** Access to the front garden.
- Study:** Small room with a desk and chair.
- Conservatory:** Attached to the study.

Staircase: The main staircase is located in the entrance hallway, leading up to the first floor. There is also a staircase in the rear lobby leading up.

The floor plan shows a rectangular layout. At the top are two bedrooms, labeled 'BEDROOM 3' on the left and 'BEDROOM 2' on the right. Below 'BEDROOM 3' is a landing area with a staircase labeled 'DOWN' and an arrow pointing right. To the right of the landing is 'BEDROOM 1'. At the bottom left is a 'BATHROOM' containing a bathtub, toilet, and sink. A central hallway connects the bedrooms and bathroom. There are several 'CUPBOARD' labels: one above 'BEDROOM 3', one between 'BEDROOM 2' and 'BEDROOM 1', one below 'BEDROOM 1', and one below the bathroom. A 'CONSERVATORY - 1ST FLOOR' is attached to the bottom right, featuring a spiral staircase with an arrow pointing up.

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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