



## 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.

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Asking Price

**£265,000**

## 2 Bed House - Semi-

Plot 1 Long Close, Landkey, Barnstaple, EX32 0FB

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## Overview

The Tamar is a pleasant semi-detached home, with two double bedrooms and generous reception space.

The ground floor comprises entrance hall, guest cloakroom, open plan kitchen, lounge and dining area with French doors opening out on to the enclosed rear garden. To the first floor are two double bedrooms served by a family bathroom. This home has the benefit of allocated parking.

Long Close is an impressive development of 20 new homes in Landkey. Nestled perfectly in the rolling North Devon countryside, the village which remains largely unspoilt and retains much of the character of a rural country community.

## Outside

Originally a Saxon farming area, Landkey became a parish in its own right during the 12th Century. The church, an attractive building, entirely late 15th Century, except for the chancel which was rebuilt in 1870, is dedicated to St Paul.

Landkey is also quite famous for its Mazzard fruit which was discovered by local farmers in the early 1900s. Landkey Parish Council has rescued Mazzard trees from the brink of extinction. The sweet cherry was once common in North Devon, but had almost died out when the parish council won a grant to pave the way for creating a new orchard as part of a wider Millennium Green project.

Landkey itself offers a village hall, shop, church, primary school and local pub. Although a rural location, Landkey is ideally situated, being only 3 miles from North Devon's regional centre of Barnstaple. Barnstaple offers a wide range of facilities with its local and high street shops, train and bus stations, theatre and leisure facilities.

## 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