PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN

PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN

Directions

From the town square pass the Albert Clock on your right and proceed to the roundabout taking the 2nd exit, continue to the next roundabout and proceed directly across into Belle Meadow Road & follow the signs for the (A361). Proceed along the North Devon link road for approximately 1 mile turning right at the Landkey junction, proceed up the hill into Blakeshill Road following the road down into the village, turning left into Barlecorn Fields where the property will be found directly in front of you with a for sale board clearly displayed.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

A Well Presented Detached 3 Bedroom Family Home

13 Barleycorn Fields, Landkey, Barnstaple, Devon, EX32 0UD

Guide Price **£330,000**

- Impressive 3 Bed Family Home
- Open Plan Lounge Kitchen Diner
- Master En Suite Shower Rm
- Favoured Residential Location
- Well Appointed Kitchen
- Pleasant Enclosed Gardens
- Offering Spacious Accomodation
- 3 Well Proportioned Bedrooms
- EPC: Band C

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Overview

Phillips Smith & Dunn are delighted to offer for sale this superbly presented three-bedroom detached family home, occupying a pleasant position within the highly sought-after village of Landkey. This splendid property has been remodelled and now provides extremely well planned living accommodation. The ground floor has been thoughtfully redesigned to create a bright, spacious and contemporary open-plan living environment, perfectly suited to modern family life and entertaining. Boasting attractive stone elevations, uPVC double glazing throughout and low-maintenance finishes, this superb home is sure to appeal to a wide range of purchasers and an early viewing is strongly recommended.

The well-appointed accommodation briefly comprises an inviting entrance hall with staircase rising to the first floor, useful cloakroom/WC. The impressive open-plan lounge and dining area enjoys a delightful outlook across open countryside towards Codden Hill in the distance. This generous living space provides an ideal setting for both everyday family living and entertaining guests. The stylish fitted kitchen has been finished to a high standard with attractive cream-fronted units, complimented with black quartz worktops and matching up-stands, offering a wide assortment of base and wall units. There is an integrated dishwasher, together with space and plumbing for a washing machine and additional domestic appliance. Beyond the kitchen is a conservatory overlooking the rear garden, providing a versatile additional reception room or garden room with direct access leading into the garden.

On the first floor are three well-proportioned bedrooms, two of which enjoy a bright south-facing aspect with attractive far-reaching views. The impressive principal bedroom benefits from a fitted wardrobe with sliding mirror fronted doors. The contemporary en-suite shower room, features a large shower enclosure with attractive aqua paneling, WC, and modern vanity wash basin. This is complimented with matching paneling maintaining uniformity. The remaining bedrooms are good size double rooms and are served by a modern family bathroom fitted with a white three-piece suite incorporating a bath with shower over. An airing cupboard on the landing houses the Baxi gas combination boiler supplying domestic hot water and central heating to the home.

To summarise this is a very well presented and much improved family home that has been lovingly cared for by the current owners. A viewing is recommended at the earliest opportunity to appreciate this gem of a property.

Services

All mains connected

Council Tax

Band D

EPC Rating

Band C

Tenure

Freehold

Viewings

Please call the Barnstaple office on (01271) 327878

Garden & Situation

Directly to the front is an area laid to lawn with a flower border containing mature plants and shrubs and attractive stone wall to the front boundary, with a private driveway to the side providing off road parking. Whilst to the rear is a pleasant garden accessible from the conservatory and kitchen, with paved area which wraps around the property with useful side access. Dwarf stone wall with steps which lead up with a gently sloping lawn, timber arbor and raised elevated decking platform considered ideal for alfresco dining, further private seated area to one corner which takes advantage of the evening sunshine late in the day.

Situated on the outer periphery of Barnstaple, Landkey offers home buyers a village location with excellent rural walks yet moments from Barnstaple. Landkey is surrounded by lush green fields, rolling hills, and tranquil woodlands, creating a serene for locals to enjoy. The village boasts a close-knit and friendly community. Despite its rural charm, it offers a well respected primary school, popular village pub and a regular bus service operates numerous services within the area.

Barnstaple Town Centre, the regional and administrative centre of North Devon is situated approximately 2 miles to the West. As the commercial centre of the region, the town centre offers good shopping facilities to include the 'Green Lanes' shopping centre, along with excellent secondary schools, and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and networks beyond.

Room list:

Entrance Hall

Cloakroom WC
1.63m x 0.89m (5'4 x 2'11)

Lounge Diner
6.88m x 5.13m (22'7 x 16'10)

Kitchen
5.05m x 2.41m (16'7 x 7'11)

Conservatory
3.02m x 2.84m (9'11 x 9'4)

First Floor

Landing

Master Bedroom
4.06m x 2.95m (13'4 x 9'8)

En Suite Shower Room

Bedroom 2
2.84m x 2.72m (9'4 x 8'11)

Bedroom 3
3.38m x 2.44m (11'1 x 8'0)

Bathroom
2.72m x 1.57m (8'11 x 5'2)

Splendid Family Home

Spacious Accomodation

Viewing Essential