



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Turnstone Lane  
Yelland  
Barnstaple  
Devon  
EX31 3TS

**Guide Price: £499,950 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

2 Turnstone Lane, Yelland, Barnstaple, Devon, EX31 3TS

## STYLISH FORMER SHOW HOME WITH LANDSCAPED GARDENS & DOUBLE GARAGE



- 4 double Bedrooms (1 En-suite)
- Spacious, open-plan Kitchen, Dining & Living area
- Beautifully landscaped rear garden with patio seating areas
- Double Garage & ample driveway parking
- Stylish contemporary finish throughout
- Owned solar panels & remainder of NHBC warranty
- Sought-after West Yelland location close to Instow beach



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## Overview

**Welcome to 2 Turnstone Lane, West Yelland - an exceptional 4 double Bedroom detached former show home, offering contemporary style, spacious living and a high-quality finish throughout, set within one of North Devon's most sought-after residential developments.**

**Immaculately presented and thoughtfully designed for modern family living, this impressive home combines generous proportions with elegant interiors and beautifully landscaped outdoor space.**

**From the moment you arrive, the property's striking appearance and commanding position are immediately evident. The home benefits from ample driveway parking alongside a substantial Double Garage providing excellent space for vehicles, storage or workshop use.**

**Inside, the standout feature is the stunning, open-plan Kitchen, Dining and Living area - a bright and sociable space perfectly suited to both everyday family life and entertaining. The contemporary kitchen is fitted with sleek modern cabinetry, integrated appliances and extensive work surfaces, while the dining area comfortably accommodates a large family table. A separate Utility Room leads off the kitchen and provides additional practicality, complete with a sink, worktop space, plumbing for a washing machine and tumble dryer, and direct access to the rear garden.**

**The spacious living area is flooded with natural light via patio doors that open directly onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living.**

**To the first floor, there are 4 generously sized double Bedrooms, each offering flexible and comfortable accommodation. The principal suite serves as a relaxing retreat, benefiting from a stylish En-suite Shower Room and ample space for freestanding furniture. The remaining bedrooms are all well-proportioned doubles, ideal for family members or guests.**

**Outside, the beautifully landscaped rear garden has been carefully designed to provide a private and tranquil setting. Featuring a well-maintained lawn, attractive patio seating areas and mature planting, it offers the perfect environment for outdoor dining, entertaining or simply relaxing.**

**Situated within the highly desirable West Yelland area, the property enjoys easy access to local amenities, well-regarded schools and excellent transport connections, while the beaches and coastal attractions of Instow are just a short drive away.**

**Further benefits include the remainder of the NHBC warranty and owned solar panels, enhancing the property's energy efficiency and helping to reduce running costs.**

### **Council Tax Band**

E - North Devon Council



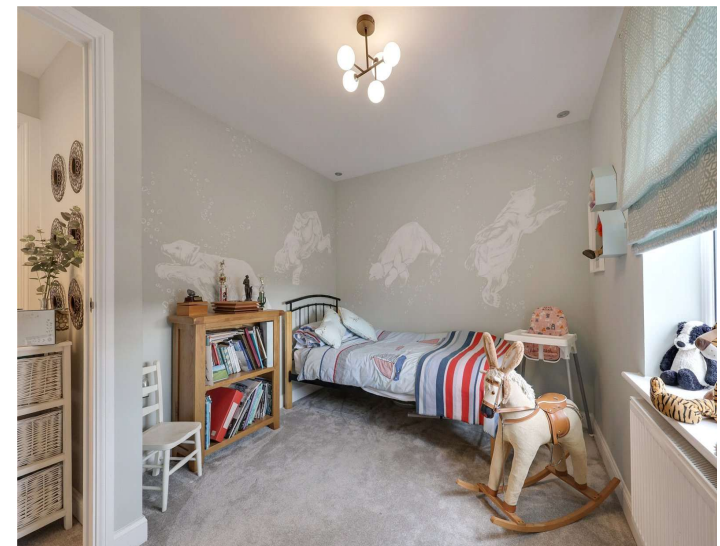
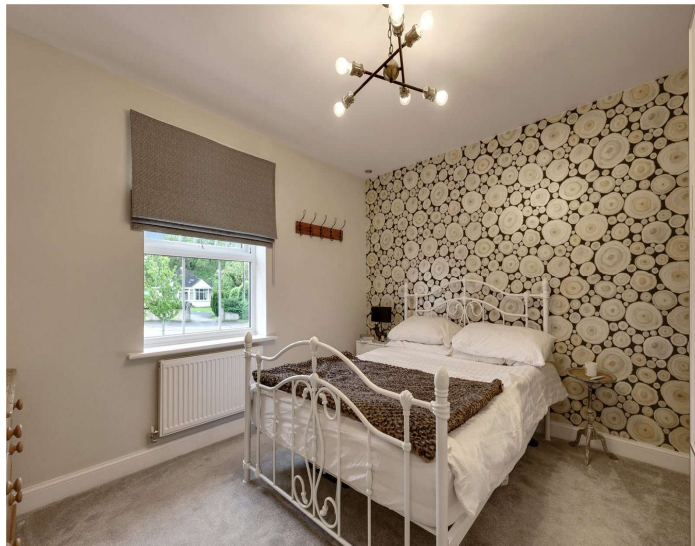
### 2 Turnstone Lane

Approximate Gross Internal Area = 148.62 sq m / 1599.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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## Area Information

Yelland is a small village between Fremington and Instow. It shares amenities with Fremington and Instow and benefits from stunning views of the whole Estuary and Saunton Burrows. The Tarka Trail also runs close by if you enjoy cycling or walking. Yelland even has its own shipwreck and two quays that are worth a light evening walk to.

Yelland is also within close driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington and Ilfracombe.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/port.proposals.chopper>

From Barnstaple Town Centre, head west on Boutport Street toward the High Street / A3125. At the roundabout, take the first exit onto Sticklepath Hill / A3125. Continue straight through the next roundabout to stay on Sticklepath Hill / A3125. At The Cedars roundabout, take the third exit onto Yelland Road / B3223 toward Fremington. Continue along Yelland Road through Bickington and Fremington. Turn right onto Turnstone Lane to where number 2 will be found on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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# We are here to help you find and buy your new home...

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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 97 A    | 99 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

