Bond Oxborough Phillips

Changing Lifestyles

29 West Yelland
Barnstaple
Devon
EX31 3EX

Guide Price: £650,000 Freehold







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29 West Yelland, Barnstaple, Devon, EX31 3EX

A THOUGHTFULLY EXTENDED DETACHED FAMILY HOME

- 4 Bedrooms (1 En-suite)
- Sitting Room with large bay window
- Second Reception Room / Music Room / Dining Room / Children's Playroom / Home Office
- Impressive 28' Kitchen / Dining Room
- Utility, Cloakroom & First Floor Bathroom
- South-facing rear garden with countryside views
- Driveway parking & Garage
- Convenient for Instow, Fremington & Barnstaple











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Some houses immediately feel different. Because they've been designed around the way people actually want to live. Space where it matters, natural light throughout the day and rooms that adapt effortlessly as family life changes. 29 Yelland Road is exactly that kind of home.

From the outside, this is an attractive detached home in one of North Devon's most sought-after locations. Step inside, however, and it's the sense of volume that stays with you. Thoughtfully extended during the current ownership, the accommodation has evolved around the way people live today, creating generous living spaces that flow effortlessly from one room to the next.

The Sitting Room perfectly illustrates this. Centred around a large bay window that fills the room with natural light throughout the day, it's a space that feels equally suited to a quiet evening as it does to a house full of family at Christmas.

Across the hall, a second Reception Room provides welcome flexibility. Currently arranged as a music room, it could just as easily become a formal dining room, children's playroom or a peaceful space to work from home, depending on what life demands.

As with many modern homes, everyday life naturally centres around the Kitchen, and this one has clearly been designed with that in mind. Thoughtfully created as part of the home's extension, it offers generous work surfaces, extensive cabinetry and excellent preparation space ensuring it is as practical as it is attractive, while the dining area creates a natural place to gather, whether over breakfast before the school run or with friends at the weekend. Large windows fill the impressive 28' room with natural light and frame views across the garden towards the open countryside beyond. It's easy to imagine summer evenings with the windows open while children move freely between inside and out.

Practicality hasn't been overlooked either. A separate Utility Room keeps the working side of the home tucked away, while a convenient Cloakroom completes the ground floor accommodation.

Upstairs, the feeling of space continues. The Principal Bedroom enjoys the proportions expected of a home of this calibre, complemented by a contemporary En-suite Shower Room and a useful walk-in wardrobe. Bedrooms 2 and 3 are both comfortable doubles, while Bedroom 4 lends itself equally well as a nursery, guest room or home office. A beautifully appointed Family Bathroom serves the remaining accommodation.

Outside, the south-facing rear garden enjoys an open backdrop that creates a greater sense of privacy than many modern developments can offer. Combining lawn with patio seating areas, it's a space equally suited to children at play, summer entertaining or simply relaxing whilst taking in the countryside beyond.

To the front of the home is ample driveway parking as well as access to the Garage, a handy storage space and provides further access to the rear of the property.

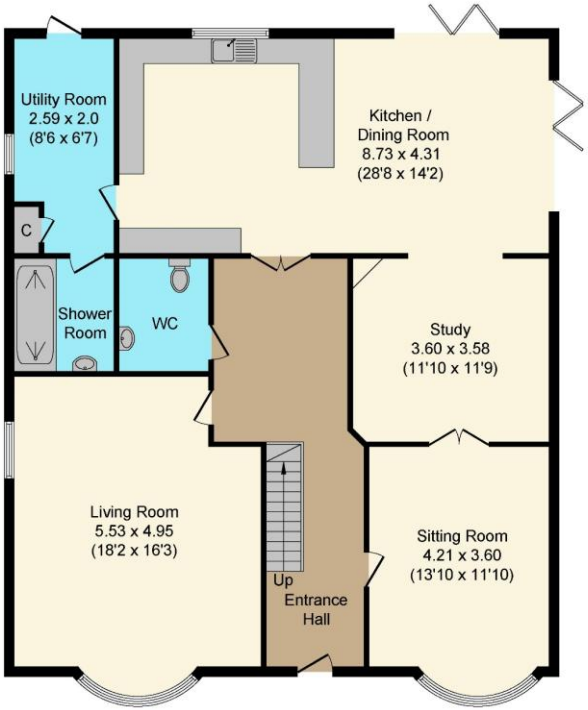
Yelland has long been one of North Devon's most desirable villages, favoured for its easy access to Instow, Fremington and Barnstaple, while enjoying a quieter pace of life close to the Tarka Trail and the Taw Estuary.

Homes like this are rarely chosen because of one individual feature; rather, it's the way everything comes together. The generous room sizes, thoughtful layout, quality of finish and open outlook create a home that's easy to imagine living in from the very first viewing.

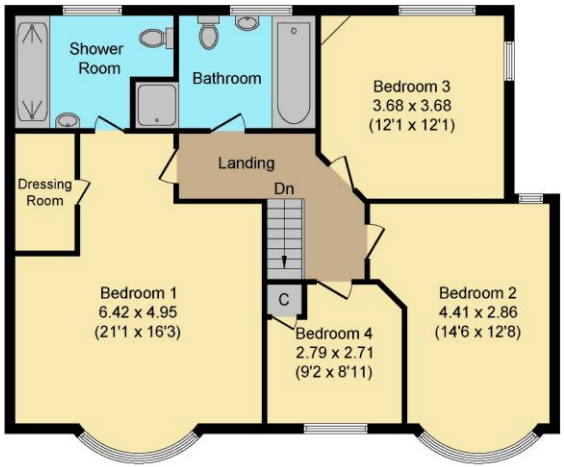
Council Tax Band
D - North Devon Council

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Ground Floor
Floor area 137.10 sq.m. (1475.73 sq.ft.)



First Floor
Floor area 86.40 sq.m. (930.0 sq.ft.)

Total floor area: 223.50 sq.m. (2405.73 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, They cannt be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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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

What3Words: conquests.able.snares

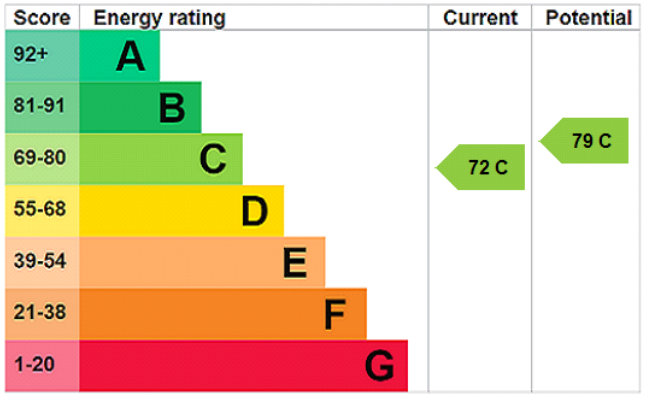
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We are here to help you find and buy your new home...

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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

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for a free conveyancing quote and mortgage advice.

