



Bond
Oxborough
Phillips

Changing Lifestyles

Lyndale
Yarnscombe
Barnstaple
Devon
EX31 3LN

Offers in excess of: £375,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

- Beautiful village home
- Link detached
- Four bedrooms
- Ensuite to the master
- Four piece family bathroom
- Modern contemporary kitchen
- Log burning stove
- Driveway and garage
- EPC: D
- Council Tax Band: D



When searching for a new home, spacious accommodation is often high up on the wish list, something where you can set your roots and expand in new surroundings making family living comfortable yet cosy. This beautiful home is the perfect blend of modern contemporary living and provides a fantastic degree of flexible living. It's well suited for family life especially those with live in elderly parents as two of the double bedrooms are situated on the ground floor along with the four piece bathroom suite. The light and airy kitchen is the hub of the house, a fantastic space to entertain friends and family alike especially since enjoying a recent upgrade, it incorporates built in appliances, a breakfast bar, wine rack, pan draws and ample cupboard storage. The master bedroom on the first floor is a particular favourite of mine, a lovely sized room with floods of natural light particularly in the afternoons through its large skylight window. There is also a well appointed ensuite shower room to add to the convenience of modern day living. The current owners have lovingly maintained and improved the property during their tenure to make it a truly welcoming and cosy home. Parking is another consideration when purchasing, somewhere to get the families cars off road. Lyndale offers enough space to get four cars off road, three on the driveway and a forth in the garage adjoining the house. The enclosed rear garden is a particularly pretty and welcoming space with an abundance of pretty flowers and shrubs, it's the ideal space to enjoy sitting out listening to the sounds of the country that surround the village.





Yarnscombe is a smashing rural community nicely tucked away in the rolling North Devon countryside a short hop skip and a jump by car to the three major towns of Barnstaple, Bideford and Great Torrington. Within the village you have a thriving community hall that is always laying on events whilst providing a space to house a number of social clubs. One little quirk of the village is its free to all library, an old red telephone box in the heart of the community where you can deposit finished novels and pick up your next fix. There are some stunning walks from the village through the countryside and woodlands that surround the village, plenty of places to explore and enjoy the fresh air. Both Dartmoor and Exmoor national parks are within an hour's drive away whilst the closest coastline is only a 12 mile drive and is very popular with surfers and body boards alike.

I could keep waxing lyrical about this beautiful home and surroundings but there is no substitute for taking a look in person. I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. MAINS ELECTRIC AND WATER IS CONNECTED AS IS MAINS DRAINAGE.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 2 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER) THIS CAN BE VASTLY IMPROVED UPON WITH THE USE OF AIRBAND INTERNET.

MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY OUTDOORS BUT LIMITED INSIDE. THAT BEING SAID I HAVE NO PROBLEM WHEN VISITING (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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Directions

From Torrington square proceed down Well Street and upon reaching the crossroads turn left. At the mini roundabout by the fire station turn right and continue down Calf Street. At the roundabout take the 1st exit signposted to Barnstaple onto B3232. Follow this road out of Torrington for approximately 3 miles. Upon reaching Cloghill Cross turn right signposted Yarnscombe. Follow this road into the village passing the telephone box and then the chapel on your left hand side to where the property can be found with the name plate clearly displayed 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 & 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 able 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.

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 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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contact the team at Bond
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