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Changing Lifestyles

29 South Hayes Copse
Landkey
Barnstaple
Devon
EX32 0UZ

Offers Over: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

29 South Hayes Copse, Landkey, Barnstaple, Devon, EX32 0UZ

A SPACIOUS DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Generous Lounge with double doors to Dining Room
- Dining Room with sliding doors opening to the rear garden
- Well-appointed Kitchen & separate Utility Room
 - Downstairs Cloakroom & upstairs Bathroom
 - Single Garage & driveway parking
 - Private rear garden enjoying a sunny aspect
- Countryside walks on the doorstep, a welcoming local pub nearby & easy access to Barnstaple Town
- No onward chain



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Overview

Situated in the desirable village of Landkey is this spacious and light-filled 4 Bedroom detached home offering an excellent blend of comfort, practicality and convenience. With countryside walks on the doorstep, a welcoming local pub nearby, and easy access to Barnstaple Town, the location is both peaceful and well-connected. The property is offered for sale with no onward chain making it a fantastic opportunity for those looking to move seamlessly.

Upon entering, a bright and airy Hallway sets the tone for the rest of the home. The generous Lounge provides a welcoming space to relax with double doors leading through to the Dining Room creating an ideal flow for entertaining or family gatherings. The Dining Room, also perfect as a family area, is filled with natural light and features sliding doors that open onto the private sunny rear garden. The Kitchen is well-appointed with matching wall and floor units, a built-in gas hob with an oven below, space for a freestanding fridge / freezer and dishwasher, and room for a dining table if desired. A window and door offer pleasant views and access to the rear garden while a useful understairs storage cupboard and a separate Utility Room enhance the practicality of the space. The Utility Room provides additional worktop space, plumbing for extra appliances, and houses the wall mounted boiler. A downstairs Cloakroom adds further convenience.

Upstairs, the open and light-filled Landing leads to 4 well-proportioned Bedrooms. The Principal Bedroom enjoys countryside glimpses to the front, a built-in double wardrobe, and an En-suite Shower Room. The second Bedroom is a spacious double also benefiting from lovely front-facing views and ample room for furniture. Bedrooms 3 and 4 are comfortable doubles overlooking the peaceful and sunny rear garden. A Family Bathroom, which could do with updating, completes this floor.

Outside, the property features a Single Garage with additional storage, a driveway providing parking for 4 vehicles and potential to create further hardstanding parking. The front garden is designed for low-maintenance with gated side access leading to the private rear garden. Enjoying a sunny aspect, the rear garden is mainly laid to lawn complemented by a patio area, mature shrubs and trees, all enclosed by fenced boundaries.

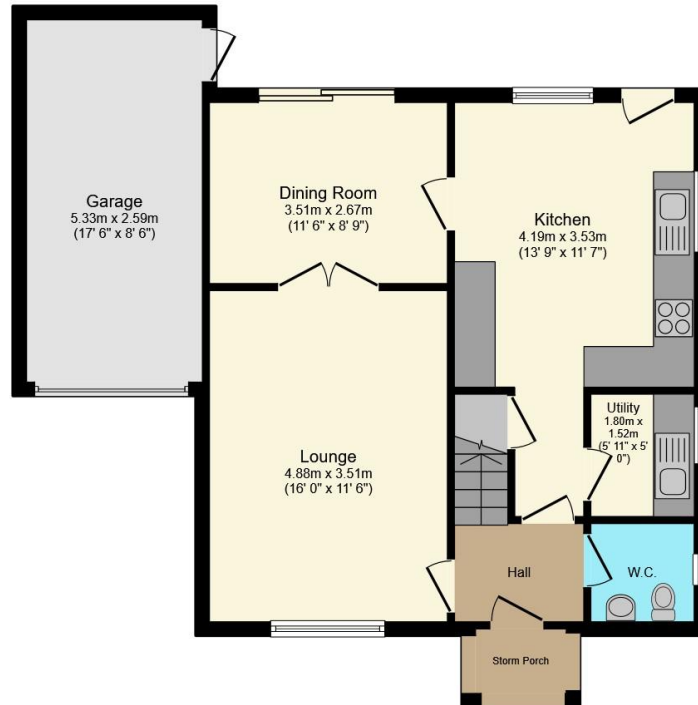
This charming home offers an excellent balance of space, light and village living, making it an ideal choice for families or those looking for a peaceful yet well-connected lifestyle.

Agents Note

The driveway approach to the property is shared with two neighbouring properties. The shared driveway approach leads to private driveways for each property. All three properties are equally responsible for the maintenance and upkeep of the shared section.

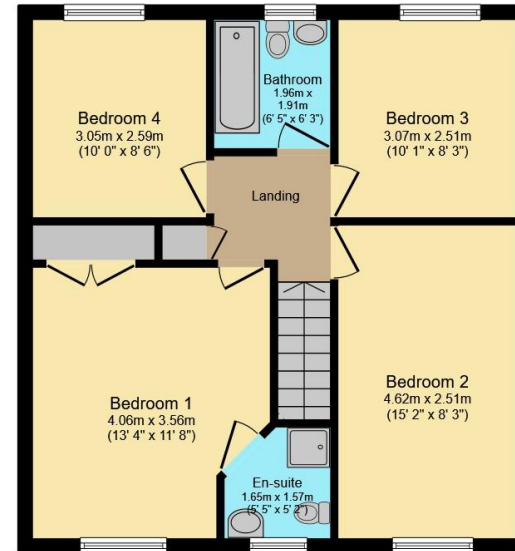
Council Tax Band

E - North Devon Council



Ground Floor

Floor area 70.2 sq.m. (755 sq.ft.)



First Floor

Floor area 54.5 sq.m. (587 sq.ft.)

Total floor area: 124.7 sq.m. (1,343 sq.ft.)

This floor plan is for illustrative purposes 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 cannot 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

The popular village of Landkey offers usual village amenities which include an Ofsted outstanding primary school and a village inn with restaurant and skittle alley. An extensive village millennium greenspace with stream provides for family adventures and safe off-road dog walking. For running and cycling, there are a network of paths linking to the Tarka Trail and a local nature reserve at Harford Woods.

Landkey has an active community with a village hall hosting a variety of clubs and activities for all ages, a horticultural society and allotments and a football club. It is located within the catchment area for a choice of state secondary schools and on a bus collection route for two leading independent prep and senior schools. A regular bus service runs from the village to and from Barnstaple Town Centre.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling 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 sandy beaches of Woolacombe, Croyde and Saunton are within easy reach and the A361 / North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/ahead.moons.activates>

From Barnstaple Town Centre proceed along Alexandra Road following directions towards Landkey / Swimbridge / South Molton / A361. At the Landkey roundabout, take the second exit and proceed part way through the village. Passing The Castle Inn pub on your left hand side, take the second left hand turning signposted South Hayes Copse. Bear left and continue towards the top of the development finding the property tucked away in the left hand corner of the cul de-sac. The property will be clearly displaying a numberplate and For Sale board.

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...

105-106 Boutport Street

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Email: barnstaple@bopproperty.com

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Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	