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Oxborough
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Changing Lifestyles

Rosetta Cottage
Blakeshill Road
Landkey
Barnstaple
Devon
EX32 0LR

Offers Over: £190,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Rosetta Cottage, Blakeshill Road, Landkey, Barnstaple, Devon, EX32 0LR

A BEAUTIFULLY PRESENTED & CHARACTER-FILLED COTTAGE

- 2 Bedrooms

- Open-plan L-shaped Lounge / Diner with exposed beams, cosy wood burner & shuttered front-facing windows
- Kitchen with large Velux window filling the room with daylight
 - Bathroom with white 3-piece suite & large Velux window
- Rooftop terrace offering a peaceful & sunny retreat
- Full of character & light, with countryside walks & local amenities just moments away, this unique cottage is a rare opportunity to enjoy village living with charm, comfort & convenience



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.



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Nestled in the heart of the charming village of Landkey is this beautifully presented character-filled cottage offers a seamless blend of rustic charm and practical modern living. With exposed beams, a cosy wood burner and shuttered front-facing windows creating an inviting and homely atmosphere in the spacious, open-plan L-shaped Lounge / Diner. Designed with comfort and storage in mind, the property includes ample built-in solutions, including a generously sized understairs cupboard with double doors.

The Kitchen makes excellent use of space, featuring both wall and floor units, room for a cooker with an extractor hood above, and plumbing for undercounter appliances. A large Velux roof window fills the room with daylight, creating an airy and efficient space to cook. The Bathroom continues the light-filled theme, featuring a white 3-piece suite with a bath and electric shower over, WC and wash hand basin, all illuminated by another large Velux window.

Upstairs, the first floor landing is open and airy, offering access to the loft, 2 Bedrooms and the private roof terrace. The Main Bedroom is a well-proportioned double with a window to the front elevation and plenty of space for freestanding furniture. The second Bedroom is currently set up as a home office but would also work well as a single bedroom or guest room, depending on your needs.

Outside, the rooftop terrace provides a peaceful and sunny retreat - perfect for morning coffee, alfresco dining or unwinding with glimpses of the surrounding countryside. It is low-maintenance and offers the perfect spot for a bistro set and potted plants with the added benefit of outside power.

Full of character and light, with countryside walks and local amenities just moments away, this unique cottage is a rare opportunity to enjoy village living with charm, comfort and convenience.

Council Tax Band

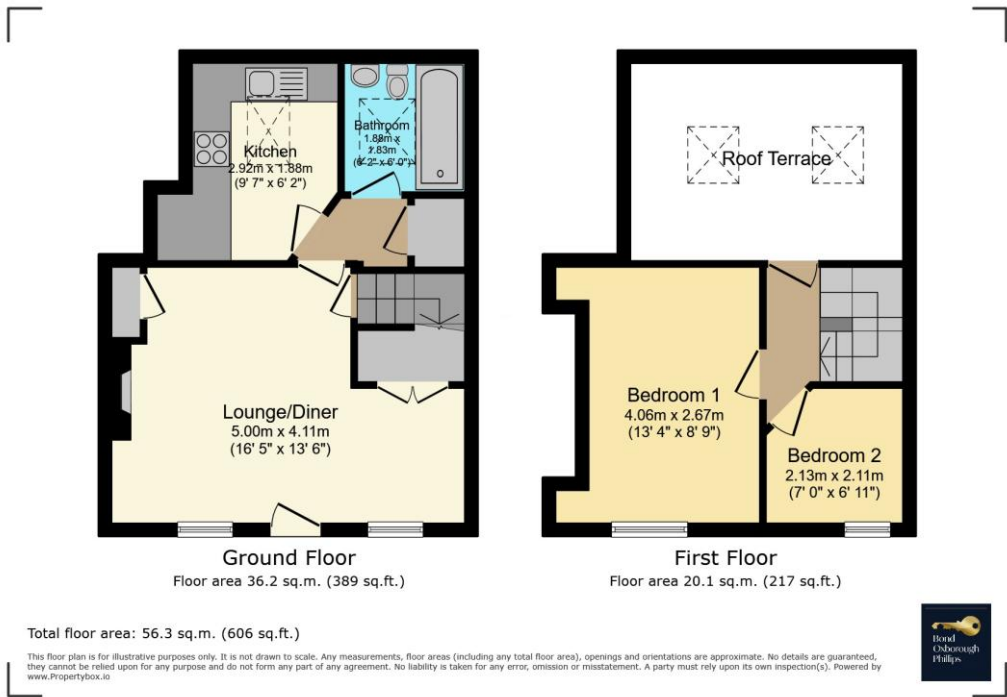
B - North Devon Council

Agent Notes

We are advised that the Attic is partially boarded
On-road parking is available with no permit needed



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Directions

From Barnstaple Town Centre follow the A361 towards Landkey / Swimbridge / South Molton. At the roundabout, take the second exit towards Landkey. Follow the road into the village passing The Castle Inn on your left hand side. The property will be found a short distance along on your right hand side with a nameplate clearly displayed.

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.

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