



Bond
Oxborough
Phillips

Changing Lifestyles

46 Turnstone Lane
Yelland
Barnstaple
Devon
EX31 3TS

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

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



- Four spacious double bedrooms
- Stylish open-plan kitchen/dining area
 - Bright and airy living room
 - Dedicated utility room
 - Spacious rear garden
- Located in the sought-after Yelland
- Integrated garage and two private driveway parking spaces
- 4+ years of NHBC Warranty remaining



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.



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Nestled in the desirable and family-friendly community of Yelland, this beautifully presented four double bedroom detached home offers modern living in a prime location. Within close proximity to a highly regarded primary school, scenic beach walks, and a wide range of local amenities, this property is perfectly positioned for both convenience and lifestyle.

Step through the welcoming entrance hall, which leads into a bright and spacious living room — the ideal setting for entertaining guests or relaxing with family. A convenient downstairs WC adds to the practicality of this charming home.

At the heart of the property is a stylish open-plan kitchen/dining area, complete with contemporary finishes, integrated appliances, and generous storage. This sociable space flows seamlessly into a dedicated utility room, perfect for managing laundry and household essentials. French doors open onto the rear garden, creating a perfect spot for summer barbecues, outdoor dining, or quiet evenings with family or friends.

Upstairs, you will find four generously sized double bedrooms, offering flexibility for growing families or those in need of home office or study space. The primary bedroom benefits from a well-appointed en-suite shower room, while a sleek and spacious four-piece family bathroom serves the remaining bedrooms.

Located on Turnstone Lane, the home enjoys easy access to nearby beaches, a local park, and the famous Tarka Trail — all just a stone's throw away. Commuters will appreciate the convenient bus stop down the road and quick access to both Bideford and Barnstaple.

Additional features include two private driveway parking spaces and an integrated garage, ideal for extra parking or secure storage. 4+ years of NHBC warranty remaining.

This exceptional home offers the perfect blend of comfort, style, and location. Call 01271 371 234 to arrange a viewing today!

Agent Note - Maintenance Charge of approximately £260.00

Council Tax Band

E - North Devon Council, Lynton House



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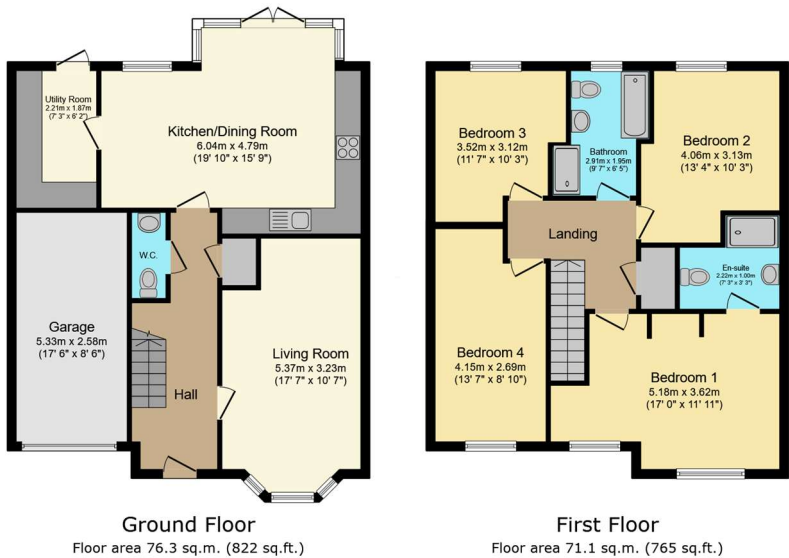
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Have a property to sell or let?

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.



Directions

From Barnstaple continue over the Long Bridge and up Sticklepath Hill. At The Cedars roundabout, continue straight on signposted Bickington / Fremington. Continue through the villages of Bickington and Fremington on Yelland Road. Carry on this road until you see a right-hand turning sign posted 'Turnstone Lane.' Follow this road into the estate and you will see No. 46 on your right-hand side.

What3Words: sandbags.invoices.canal

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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