



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Turnstone Lane  
Yelland  
Barnstaple  
Devon  
EX31 3TS

**Offers In Excess Of: £400,000  
Freehold**



*Changing Lifestyles*

01271 371 234

[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

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

A MODERN DETACHED HOME WITH COASTAL VIEWS & A SOUTH-WESTERLY FACING GARDEN



- 4 Bedrooms (1 En-suite)
- Spacious dual aspect Living Room with bay window
- Open-plan Kitchen / Dining Room with French doors
  - Separate Utility Room
- Ground Floor Cloakroom & First Floor Bathroom
  - Garage & driveway parking for 2 vehicles
- Fully enclosed, south-westerly facing garden
  - Outstanding coastal & countryside views
  - Within walking distance of the Tarka Trail



Changing Lifestyles

01271 371 234

[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## Overview

Located within a short, level stroll of the North Devon Tarka Trail and enjoying outstanding coastal views, this 4 Bedroom detached family home benefits from a Garage, off-street parking and a fully enclosed, south-west facing garden. Constructed in 2021 by David Wilson Homes, 10 Turnstone Lane also enjoys the remainder of its NHBC warranty and occupies a particularly favourable position.

A welcoming Reception Hall provides access to all principal ground floor rooms and features a useful storage cupboard, stairs rising to the first floor and a Cloakroom comprising a WC and wash hand basin.

The dual aspect Living Room is a light and spacious room featuring 3 windows including a bay window that enjoys attractive views over the surrounding countryside, with the renowned Saunton Sands Hotel visible in the distance. There is ample space for sizeable furniture while partially panelled walls add a cosy and characterful feel.

The Kitchen / Dining Room forms the heart of the home and is ideal for both everyday living and entertaining. This sociable space comfortably accommodates a dining table and chairs and benefits from French doors opening onto the rear garden. The kitchen is fitted with a range of matching cupboards and drawers, wood-effect worktops, a 5-ring gas hob, a double electric oven and an integrated fridge / freezer. A door leads through to the Utility Room which offers additional worktop space, an integrated washer/dryer, a wall-mounted gas fired boiler, a useful storage cupboard under the stairs and a door providing access to the parking area in front of the garage.

The first floor offers 4 well-proportioned Bedrooms (the principal bedroom benefiting from a 3-piece en-suite shower room). All wardrobes within the bedrooms can be included in the sale. The Family Bathroom is also located on this floor and comprises a WC, wash hand basin and a panelled bath with shower over.

Externally, the property benefits from a Garage positioned to the side of the house with a Greenhouse attached to the rear and off-street parking in front for 2 vehicles. To the rear of the property is an attractive, fully enclosed garden with a south-westerly aspect and featuring a variety of flowers and shrubs, areas of lawn and gravel, along with a side access door to the garage.

### Estimated Rental Income

Based on these details, our Property Management Department suggest an achievable gross monthly rental income of £1500-£1600. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.

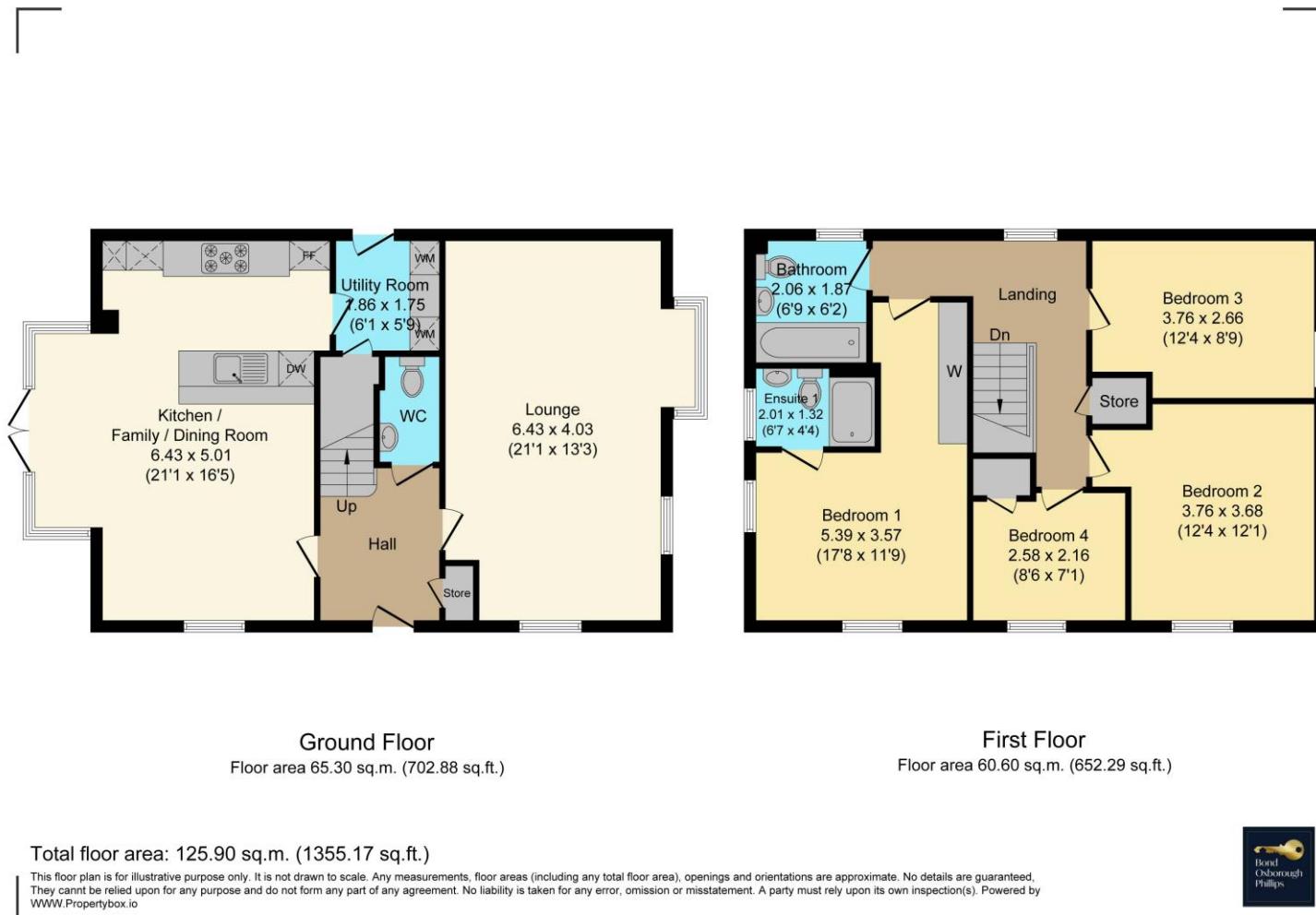
### Agents Note

We are advised by the vendor that there is a Maintenance Charge of approximately £250.00 per annum currently payable for management of the estate.

Please note that the garden photos were taken in the Summer by the vendor.

### Council Tax Band

E - North Devon Council



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

Changing Lifestyles



Changing Lifestyles

01271 371 234

[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

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



Changing Lifestyles

01271 371 234

[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



## 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

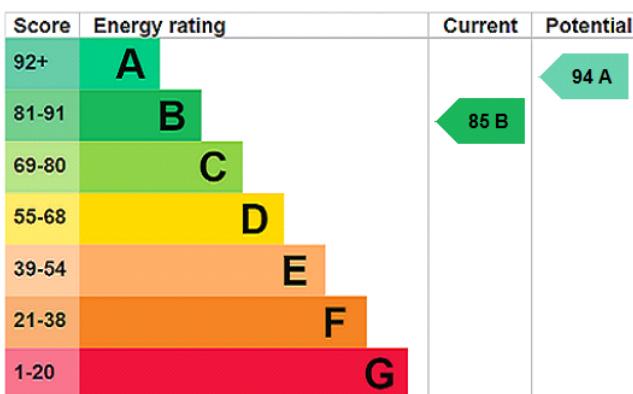
Directions to this property can be easily found by using What3words: <https://w3w.co/ticket.incurring.pocketed>

From Barnstaple Town Centre, head west on Boutport Street toward the High Street / A3125. At the roundabout, take the first exit onto Sticklepath Hill / A3125. Continue straight through the next roundabout to stay on Sticklepath Hill / A3125. At the Cedars roundabout, take the third exit onto Yelland Road / B3223 toward Fremington. Continue along Yelland Road through Bickington and Fremington. Turn right onto Turnstone Lane. Number 10 Turnstone Lane will be found 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 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.

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



### 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

**01271 371 234**

for a free conveyancing quote and mortgage advice.

105-106 Boutport Street  
Barnstaple  
Devon  
EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

