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Oxborough
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Changing Lifestyles

2 Sunnymead
Landkey Road
Barnstaple
Devon
EX32 9BW

Offers In Excess of: £600,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Sunnymead, Landkey Road, Barnstaple, Devon, EX32 9BW

AN ELEGANT, CHARACTERFUL PERIOD HOME HAVING BEEN BEAUTIFULLY RENOVATED



- 5-6 double Bedrooms (1 En-suite)
- Living Room with large bay window
- Dining Room with Victorian cast iron fireplace
- Kitchen - standout feature & the heart of the home
- Separate Utility Room & ground floor Shower Room
- Garden Room (currently used as a salon)
 - First Floor Shower Room
- Elegant & spacious period residence
 - Parking for multiple vehicles
 - Sunny & private rear garden



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Overview

2 Sunnymead is an elegant 5-6 Bedroom period residence, enviably positioned on the outskirts of Barnstaple town centre within the highly sought after area of Newport. Arranged over 3 floors and extending to approximately 2,600 sq. ft, the property has been thoughtfully renovated by the current owners to create a beautifully appointed and exceptionally spacious family home.

A welcoming Entrance Hallway, complete with attractive pine floorboards, immediately sets the tone for the accommodation. To the front, the principal Living Room is bathed in natural light via a large bay window and is further enhanced by high ceilings and a freestanding electric stove, creating a comfortable yet refined reception space. The Dining Room offers a more formal setting, and features a charming Victorian cast iron fireplace, a room ideal for both everyday family life and entertaining.

The Kitchen is undoubtedly a standout feature and the heart of the home. Measuring approximately 20' in length, this contemporary space is both stylish and functional, with a central island and a comprehensive range of fitted appliances including an oven, dishwasher, fridge / freezer and Rangemaster cooker. A separate Utility Room provides additional practicality, offering space for white goods alongside housing the boiler and water tank, while a useful understairs cupboard adds further storage.

To the rear of the property is a highly versatile room, currently utilised as a successful salon but equally suited as a garden room, home office or sixth double bedroom. This space benefits from its own 3-piece Shower Room, lending itself well to multi-generational living or those working from home.

The first floor hosts 3 well-proportioned double Bedrooms. The principal bedroom enjoys a front aspect and is complemented by a spacious En-suite Bathroom featuring a bath, separate shower, WC and wash basin. Bedrooms 2 and 3 are both generous in size and are served by a modern Shower Room with walk-in rainfall shower, WC and vanity storage.

On the second floor are 2 further double Bedrooms, both offering excellent flexibility. One benefits from useful eaves storage to either side, while the other, currently arranged as an additional sitting room, enjoys a pleasant front outlook.

Externally, the property boasts a generous and enclosed rear garden, predominantly laid to lawn, providing an ideal space for families and outdoor entertaining. A paved pathway runs from the front to the side and rear, where a useful storage shed is located. To the front, there is ample off-road parking for approximately 4-5 vehicles.

Combining period character with modern convenience, generous proportions and a highly desirable location, 2 Sunnymead presents a rare opportunity to acquire a substantial 5-6 Bedroom family home of genuine quality.

Agent Note

The property currently incorporates a well-established salon to the rear; however, upon completion of the sale, it will be reverted to full residential use.

Council Tax Band

D - North Devon Council



Total floor area: 218.60 sq.m. (2352.99 sq.ft.)

This floor plan is for illustrative purpose 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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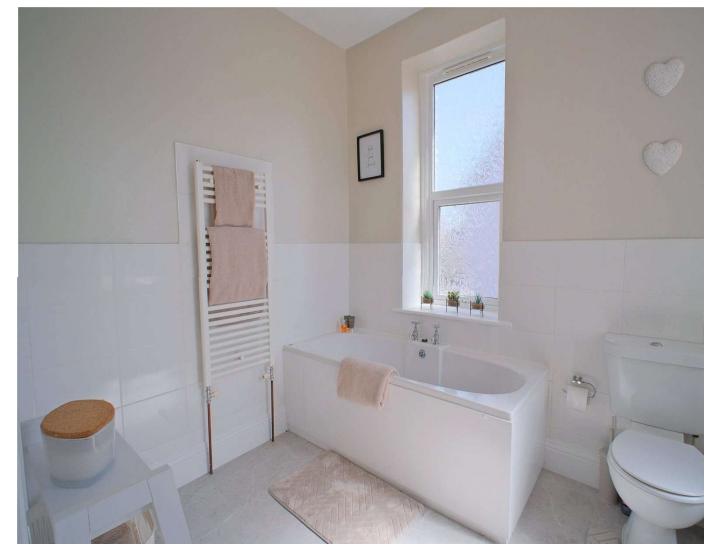
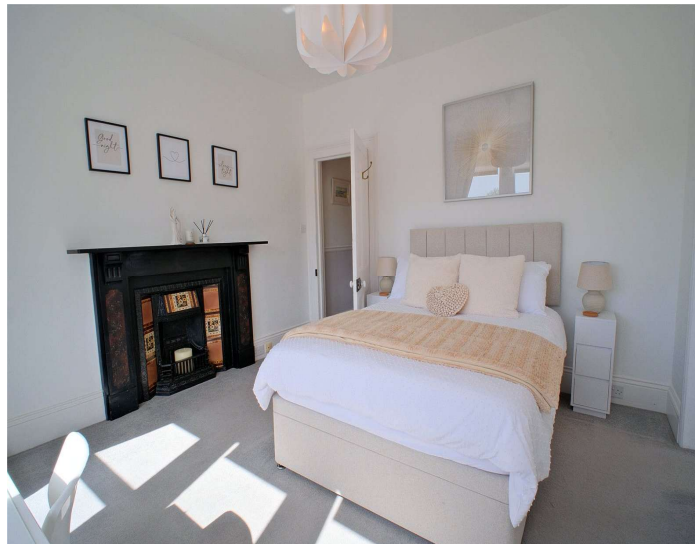
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Area Information

The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

Barnstaple Town Centre is within easy driving distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

Directions

From our Barnstaple Office, head along Barbican Road. At the roundabout with Victoria Road, take the right hand exit. Continue along this road, then turn left onto Newport Road. Follow Newport Road, passing straight over the traffic lights, onto Landkey Road. Continue along Landkey Road until you reach number 2 Sunnymead on your left hand side clearly displaying a numberplate.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

