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Changing Lifestyles

Foursholme
Pottery Lane
Yelland
Barnstaple
Devon
EX31 3EG

Offers In Excess Of: £500,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Foursholme, Pottery Lane, Yelland, Barnstaple, Devon, EX31 3EG

A DECEPTIVELY SPACIOUS DETACHED DORMER BUNGALOW



- 4-5 Bedrooms (1 En-suite)
- Bright, dual-aspect Living / Dining Room with bay window
 - Kitchen, Shower Room & Cloakroom
- 2 Conservatories overlooking the front & rear gardens
 - Detached Garage & off-road parking
 - Generous plot of approximately 0.2 acres
 - Large, well-maintained gardens - ideal for families or keen gardeners
 - Sought-after West Yelland location, close to Instow



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Overview

Set within the ever-popular coastal village of West Yelland, close to the highly sought-after area of Instow, this deceptively spacious 4-5 Bedroom detached dormer bungalow occupies a plot of approximately 0.2 acres. The property also benefits from a detached garage, off-road parking, 2 conservatories and generous gardens to both the front and rear.

A welcoming and spacious Reception Hall provides access to all principal rooms, with stairs rising to the first floor.

To the left, the dual aspect Living / Dining Room is filled with natural light, courtesy of a large bay window overlooking the front garden, and offers ample space for substantial furnishings.

The Kitchen sits adjacent to the living area and is fitted with a range of base and wall units, a stainless steel sink set into the worktop, plumbing for both a washing machine and dishwasher, an eye-level double electric oven, and a 4-ring gas hob. A door from the kitchen leads into a Conservatory, enjoying a pleasant outlook over the rear garden.

Also on the ground floor, the dual-aspect third Bedroom benefits from views over the rear garden, while a versatile Sitting Room / Bedroom 4 features sliding doors opening into a second Conservatory overlooking the front garden.

The ground floor further comprises a 3-piece Shower Room, along with a Cloakroom fitted with a WC and wash hand basin.

Upstairs, there are 2 well-proportioned Bedrooms. The principal bedroom benefits from a 3-piece En-suite Shower Room, while the second bedroom includes a large Dressing Room, which could easily serve as an additional bedroom, if required.

Externally, the property offers a Garage to the front with off-road parking, along with well-maintained side gardens that could be adapted to create further parking, if desired. The rear garden is particularly impressive, featuring paved patio areas, lawn and a variety of flowers and shrubs - ideal for keen gardeners or growing families.

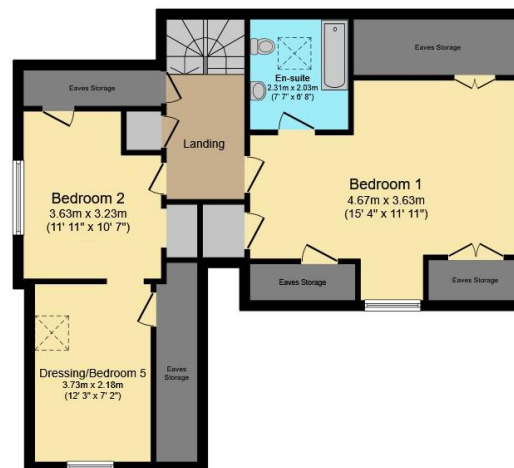
Council Tax Band

D - North Devon Council



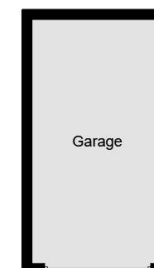
Ground Floor

Floor area 108.6 m² (1,169 sq.ft.)



First Floor

Floor area 57.5 m² (619 sq.ft.)



Garage

Floor area 14.5 m² (156 sq.ft.)

TOTAL: 180.6 m² (1,944 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

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/lavender.sniff.state>

From Barnstaple Town Centre, head east on the square towards the A3125. At the roundabout, take the third exit and stay on the A3125. At the next roundabout, take the second exit staying on the A3125. Take the second exit at the following roundabout onto Bickington Road. Continue onto Mill Hill before following onto Church Hill. Turn left onto Pottery Lane to where "Foursholme" 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

