



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Cloverdale  
Mill Road  
Landkey  
Barnstaple  
Devon  
EX32 0LX

**Guide Price: £450,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

Cloverdale, Mill Road, Landkey, Barnstaple, Devon, EX32 0LX

AN ELEGANT DETACHED HOME BLENDING MODERN UPGRADES WITH CHARACTERFUL CHARM



- 3-4 Bedrooms

- Spacious, open-plan Sitting / Dining Room flooded with natural light & having a spiral staircase & open fire

- Modern, high-gloss Kitchen

- Impressive Garden Room with direct access outside

- Versatile Office / fourth Bedroom

- South-facing landscaped garden with patio

- Private driveway with EV charging & ample parking



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

## Overview

**Presenting an enchanting detached residence of distinction, offering 3-4 beautifully appointed Bedrooms, nestled within the highly coveted North Devon village of Landkey - this exceptional home combines charm, space and modern refinement in equal measure.**

**Believed to date back to the 1970's, the property has been thoughtfully and sympathetically enhanced in recent years, now boasting modern UPVC double glazing and a stylishly re-fitted Kitchen among its many upgrades. Elegantly styled with a contemporary aesthetic infused with subtle mid-century influences, the interior offers deceptively generous accommodation, perfectly suited to growing families, discerning retirees or those seeking an idyllic holiday retreat.**

**Externally, the home continues to impress with a private driveway providing ample off-road parking for several vehicles, alongside a wonderfully landscaped, sun-drenched garden that gracefully wraps around the side of the property.**

**Upon entering, a welcoming Entrance Hall (complete with a convenient Cloakroom) leads into a striking L-shaped, open-plan Sitting / Dining Room. This inviting space is flooded with natural light and features a beautiful spiral staircase ascending to the first floor. The cosy sitting area, centred around a characterful stone fireplace with a working open fire, enjoys a dual aspect with a front-facing window and elegant French-style patio doors opening onto the garden. The adjoining dining area provides access to both the Kitchen and a versatile ground floor Office, which could effortlessly serve as a fourth bedroom, if desired.**

**The sleek, contemporary Kitchen is situated at the rear of the home, fitted with high-gloss floor and wall cabinetry, complemented by metro-tiled splashbacks. A range of integrated appliances is provided, along with space for an electric range cooker and extractor above. From here, a wide opening leads into an impressive Garden Room, distinguished by its vaulted ceiling and expansive windows overlooking the garden, as well as direct access outside - creating a seamless indoor-outdoor living experience.**

**Upstairs, a spacious landing with an airing cupboard leads to a modern Family Bathroom and 3 well-proportioned Bedrooms, the principal of which benefits from built-in wardrobes.**

**Outside, the property is approached via an attractive, brick-walled and pillared entrance, complete with a traditional wooden 5-bar gate, opening onto a tarmac driveway with off-road parking for 2 vehicles and an electric car charging point. The retained front section of the former garage offers practical storage for bicycles and outdoor equipment. To the side, additional space provides potential for boat or trailer storage, while a gateway leads through to the gardens.**

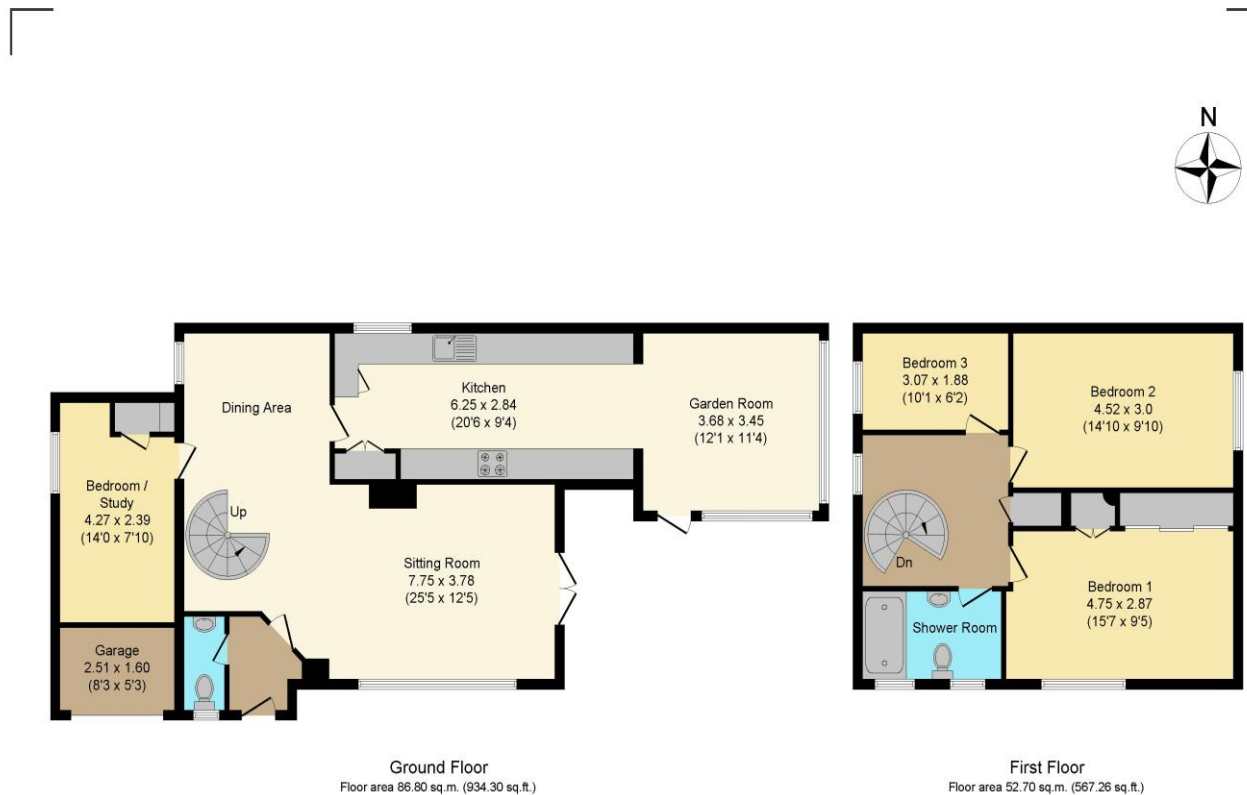
**The delightful, south-facing garden is both private and enclosed, predominantly laid to lawn and adorned with mature planting, shrubs and herbaceous borders. A generous block-paved patio area provides the perfect setting for outdoor entertaining and al fresco dining.**

### **Council Tax Band**

C - North Devon Council

### **Services**

Mains electric, water and drainage. Oil fired central heating; however, gas is in the road.



Total floor area: 139.50 sq.m. (1501.56 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](http://www.propertybox.io)





Cloverdale, Mill Road, Landkey, Barnstaple, Devon, EX32 0LX



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

Cloverdale, Mill Road, Landkey, Barnstaple, Devon, EX32 0LX



## Area Information

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.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Saunton are within easy reach and the A361 / North Devon Link Road provides convenient access to the M5 motorway network and beyond.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/decent.tagging.interview>

Leaving Barnstaple on the A361 within a short distance bear right signed Landkey / Swimbridge. Continue for about a mile taking the right hand turning onto Mill Road to where the property can 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.

Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

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

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

