



Bond
Oxborough
Phillips

Changing Lifestyles

29 West Yelland
Barnstaple
Devon
EX31 3EX

Asking Price: £675,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

29 West Yelland, Barnstaple, Devon, EX31 3EX



- Detached family home in sought-after Yelland
 - Thoughtfully extended accommodation
 - Impressive 28ft kitchen/dining room
- Three double bedrooms plus a versatile fourth
 - Principal suite with en-suite & walk-in wardrobe
- South-facing rear garden with countryside views
 - Driveway parking and garage
 - Convenient for Instow, Fremington & Barnstaple



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

29 West Yelland, Barnstaple, Devon, EX31 3EX

Overview

Changing Lifestyles

Some houses immediately feel different. Because they've been designed around the way people actually want to live. Space where it matters, natural light throughout the day and rooms that adapt effortlessly as family life changes. 29 Yelland Road is exactly that kind of home.

From the outside, this is an attractive detached home in one of North Devon's most sought-after locations. Step inside, however, and it's the sense of volume that stays with you. Thoughtfully extended during the current ownership, the accommodation has evolved around the way people live today, creating generous living spaces that flow effortlessly from one room to the next.

The sitting room perfectly illustrates this. Centred around a large bay window that fills the room with natural light throughout the day, it's a space that feels equally suited to a quiet evening as it does to a house full of family at Christmas.

Across the hall, a second reception room provides welcome flexibility. Currently arranged as a music room, it could just as easily become a formal dining room, children's playroom or a peaceful space to work from home, depending on what life demands.

As with many modern homes, everyday life naturally centres around the kitchen, and this one has clearly been designed with that in mind. Thoughtfully created as part of the home's extension, it offers generous work surfaces, extensive cabinetry and excellent preparation space ensuring it is as practical as it is attractive, while the dining area creates a natural place to gather, whether over breakfast before the school run or with friends at the weekend. Large windows fill the impressive 28ft room with natural light and frame views across the garden towards the open countryside beyond. It's easy to imagine summer evenings with the windows open while children move freely between inside and out.

Practicality hasn't been overlooked either. A separate utility room keeps the working side of the home tucked away, while a convenient cloakroom completes the ground floor accommodation.

Upstairs, the feeling of space continues.

The principal bedroom enjoys the proportions expected of a home of this calibre, complemented by a contemporary en-suite shower room and a useful walk-in wardrobe. Bedrooms Two and Three are both comfortable doubles, while the fourth bedroom lends itself equally well as a nursery, guest room or home office. A beautifully appointed family bathroom serves the remaining accommodation.

Outside, the south-facing rear garden enjoys an open backdrop that creates a greater sense of privacy than many modern developments can offer. Combining lawn with patio seating areas, it's a space equally suited to children at play, summer entertaining or simply relaxing whilst taking in the countryside beyond.

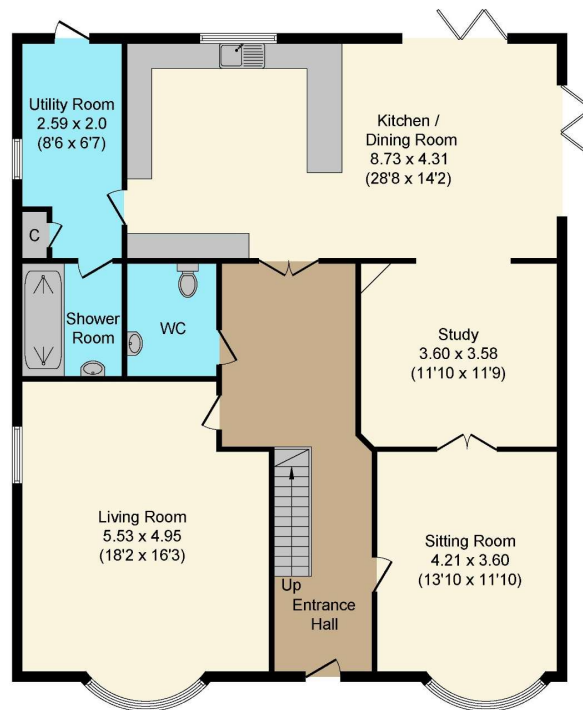
To the front of the home is ample driveway parking as well as access to the garage, a handy storage space and provides further access to the rear of the property.

Yelland has long been one of North Devon's most desirable villages, favoured for its easy access to Instow, Fremington and Barnstaple, while enjoying a quieter pace of life close to the Tarka Trail and the Taw Estuary.

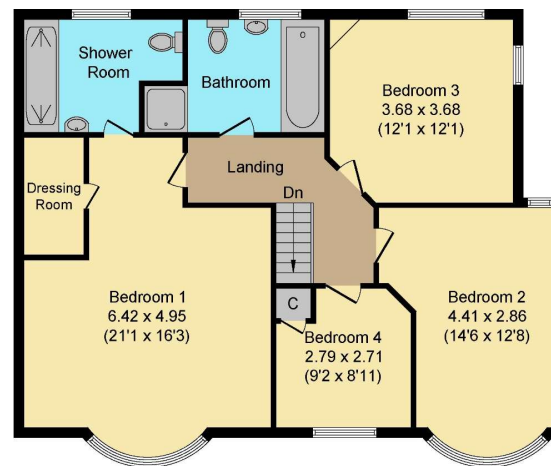
Homes like this are rarely chosen because of one individual feature; rather, it's the way everything comes together. The generous room sizes, thoughtful layout, quality of finish and open outlook create a home that's easy to imagine living in from the very first viewing.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com



Ground Floor
Floor area 137.10 sq.m. (1475.73 sq.ft.)



First Floor
Floor area 86.40 sq.m. (930.0 sq.ft.)

Total floor area: 223.50 sq.m. (2405.73 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





29 West Yelland, Barnstaple, Devon, EX31 3EX



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

29 West Yelland, Barnstaple, Devon, EX31 3EX



Area Information

West Yelland is a peaceful and highly desirable residential area on the banks of the River Taw Estuary, offering an exceptional balance between countryside tranquillity and everyday convenience. Situated between Barnstaple and Instow, it enjoys an enviable position within one of North Devon's most picturesque settings, with farreaching estuary views, scenic walks and easy access to the region's beautiful coastline.

Directions

What3Words: conquests.able snares

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@boproperty.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

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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

