



Blue Bayou
Landkey | Barnstaple | EX32 0JJ

JAMES FLETCHER
POWERED BY **exp** UK

Blue Bayou

Commanding a convenient position on the ever-popular Manor Road, this spacious modern 4 bedroom detached home is just a short stroll from the centre of the much-sought after village of Landkey, on the edge of Barnstaple. Having been recently refurbished by the current owners, the property offers well-planned accommodation, presented immaculately throughout, along with off-road parking for a number of vehicles, a garage and South-facing rear garden. Within walking distance of the popular primary school, pub and community shop, and only 10 minutes from Barnstaple town centre, the property is perfect for those seeking an easy to run family home or a manageable property to downsize within this peaceful village setting. Sold with no onward chain!

Centrally located, the property is just a short walk from everything the village has to offer. Landkey provides residents with a much sought-after primary school, popular local pub & community shop along with public open space at the Millennium Green, a church, convenient bus route and nearby Portmore Golf Club. Surrounded by rolling hills, the village offers a countryside feel but is only 10 minutes from Barnstaple town centre. Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition. Offering High Street shopping along with a number of retail outlets, the town provides a range of amenities for all ages. The Tarka Rail line connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

The coast is also close-by, with popular tourist destinations of Saunton, Croyde & Woolacombe a short drive away, along with the Tarka Trail, perfect for walkers, runner and cyclists exploring the region. Approximately 10 miles to the West of Barnstaple, the A39 connects to Bideford, and a further 25 miles to Bude, the gateway to North Cornwall.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Enjoying spacious and well-planned accommodation, the property is flooded with a wealth of natural light that welcomes you into the home. The property opens to a large and inviting hallway which in turn leads to an open-plan kitchen/diner and a generous sitting room at the rear of the home.

The kitchen enjoys a dual aspect and is fitted with a range of solid oak work surfaces comprising a ceramic Belfast sink with drawers and cupboards below, spaces for appliances such as a large "Range" style cooker, American style fridge/freezer and a dishwasher, large pantry cupboard, ample dining space and a door to outside. The sitting room also enjoys a dual aspect with large picture windows filling the room with an abundance of light, double doors to outside and an attractive fireplace housing a wood-burner. The space could be further utilised to create a quiet reading corner or home office area. In addition, the ground floor accommodation offers a convenient shower room and a separate utility cupboard in the hall. The ground floor shower room is fitted with a white suite comprising a shower, low-level W.C and wash basin.

Stairs rise to the first floor landing which leads through to 4 bedrooms and the family bathroom. The main bedroom is a large double and found at the front of the home, there is a further spacious double bedroom found at the rear, both of which enjoy useful built-in wardrobes and additional eaves storage. The two further bedrooms are found centrally, both enjoy far-reaching views and one has a useful built-in wardrobe. Alternatively, these rooms could be incorporated together to create one larger bedroom, or potentially be used as a dressing room/home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and heated towel rail.

OUTSIDE & PARKING

The property is approached at the front by an enviable driveway, providing off-road parking for a number of vehicles, and would be suitable for a caravan/motorhome or boat too. This leads to the garage with up and over doors at each end, light and power connected. The garden wraps around the home, with a pleasant bistro area off the kitchen, perfect for al-fresco dining, along with a South-facing lawned garden to the rear.

VIEWINGS

By appointment only with the sole selling agent.

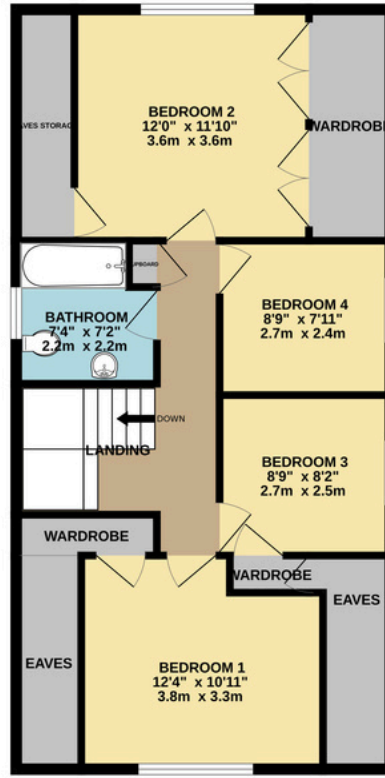




GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



BLUE BAYOU, LANDKEY

TOTAL FLOOR AREA: 1694 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: All mains connected. Gas-fired central heating.
Tenure: Freehold
EPC: D
Council Tax: Band D
Local Authority: North Devon District Council
Sellers Position: No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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exp UK

07540 256 245

james.fletcher@exp.uk.com

