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Directions

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. and Long Close will be found immediately on your right. The Show Home is Plot Number 5.

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

3 Bed House - Detached

The Show Home, Long Close, Landkey, Barnstaple, EX32 0FJ

Asking Price

£380,000

- 10 Year NHBC Guarantee
- Multi-point security to all windows and doors
- Close to amenities
- Efficient air source heat pump providing central heating and hot water
- Glass reinforced polymer front
- No chain
- UPVC factory double glazed windows incorporating 'K' glass
- Sought after village location

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

The Burrator - Three bedroom home | Plots 4, 5, 10 & 20

The Burrator is a beautifully proportioned family home that makes the most of every corner. As you step through the front door, the entrance hall leads you past a convenient guest cloakroom and into the heart of the home: a superb open plan kitchen, dining and living area that runs the full depth of the house. Generous and full of light, it is a space designed for real family life, with room to cook, gather and unwind, and French doors opening onto the enclosed rear garden to bring the outdoors in.

The kitchen is individually designed and well equipped, with integrated Bosch appliances, an induction hob and sleek cabinetry.

Moving upstairs, the principal bedroom is a lovely retreat with its own private en suite, while two further bedrooms, comfortable and versatile, share a smart family bathroom. Whether you need rooms for children, guests or a home office, the Burrator flexes easily around family life.
To the rear of the property, the enclosed garden offers a safe and private space for children to play and for summer evenings spent dining al fresco, while the attached garage and off road parking take care of the practical side of things. Warm, spacious and thoughtfully laid out, the Burrator is a home you can settle into and grow with, set within the friendly village community of Landkey with the beaches and countryside of North Devon right on the doorstep. Plot 20 features an attractive bay window to the dining area.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside

Tucked into the rolling green folds of the North Devon countryside, Landkey is one of those villages people fall for the moment they arrive. It has held onto its character where so many have lost theirs: a genuine rural community, largely unspoilt, where neighbours still know one another and life moves at a gentler, kinder pace.
At the heart of it all is everything that makes a place feel like home. There is a well regarded primary school, a village shop for the daily essentials, the handsome church of St Paul, a village hall that hosts the events which knit a community together, and a friendly local pub where the evenings pass easily in good company. It is the kind of place where children grow up with room to roam, and where a morning walk somehow always ends in a conversation.
Landkey wears its history lightly but proudly. Once a Saxon farming settlement, it became a parish in its own right back in the 12th century, and its church has watched over village life for centuries. It is also famous for something rather lovely. The Mazzard, a sweet local cherry, had all but disappeared from North Devon until Landkey's own parish council brought it back from the brink, planting a new orchard as part of the Millennium Green. Come spring, the blossom is a picture, and it is a story that says everything about the spirit of the place.
For all its rural calm, Landkey is beautifully placed. Barnstaple, the regional centre, sits just three miles away with its high street shops, its historic pannier market, theatre, leisure facilities and rail links along the Tarka Line through to Exeter and beyond. You enjoy the quiet of the countryside without ever feeling far from the everyday.

Room list:

Entrance Hall

Open Plan Living/Dining Kitchen

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bathroom

Garage

