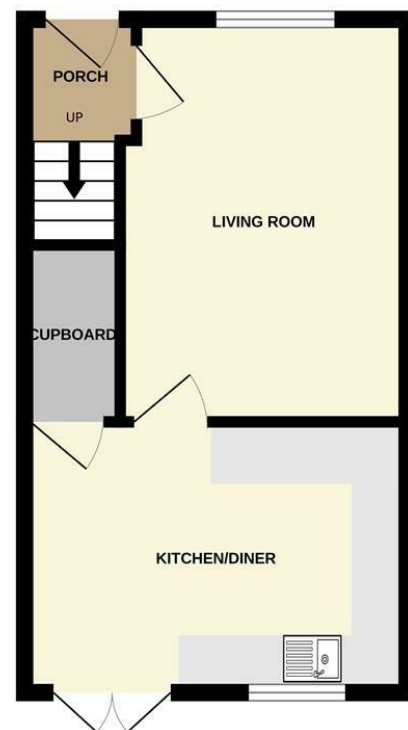
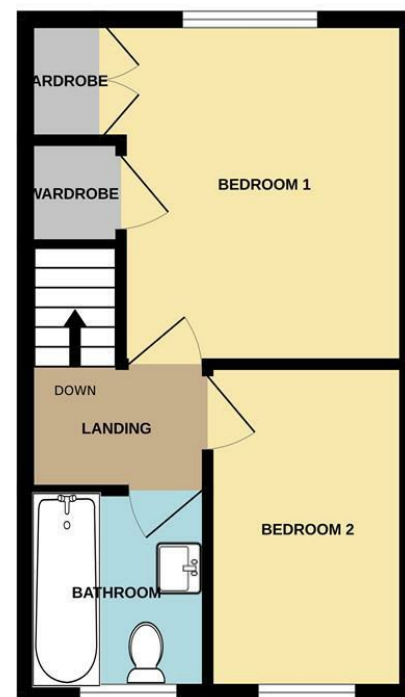


GROUND FLOOR



1ST FLOOR



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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## Directions

From the town square pass the Albert Clock on your right and proceed to the roundabout taking the 2nd exit, continue to the next roundabout and proceed directly across into Belle Meadow Road & follow the signs for the (A361). Proceed along the North Devon link road for approximately 1 mile turning right at the Landkey junction, proceed up the hill into Blakeshill Road following the road down into the village, turning left into Barleycorn Fields. Two parking spaces are found on your left and footpath leads to 3 Barleycorn

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## Well Presented Two Bed Terraced House

3 Barleycorn Fields, Landkey, Barnstaple, EX32 0UD

Guide Price

**£225,000**

- Beautifully Landscaped Garden
- Popular Village Location
- Two Parking Spaces
- Gas Combi Boiler
- Modern Kitchen & Bathroom
- UPVC Double Glazing





Property Description

Barleycorn Fields development in Landkey offers this two-bedroom terraced home for sale. Offering comfortable, modern living in a peaceful village setting. The property benefits from two parking spaces. You enter the property into a porch which leads into the living room. The kitchen-diner, recently updated by the current owners, features a modern design with an electric oven, gas hob, sink with drainer, and space for a washing machine, dishwasher, tumble dryer, and fridge freezer. There is also understair storage and French doors opening out to the garden, creating a seamless indoor-outdoor flow.

Upstairs, the property offers two bedrooms: a generous double with built-in wardrobes and lovely views across to Codden Hill, and a well-sized single room. The contemporary bathroom includes a stylish corner bath with overhead shower. Outside, the rear garden is thoughtfully landscaped with a patio area, decorative stone chippings, and a decked suntrap—perfect for alfresco dining or relaxing. A pathway lined with vibrant potted plants and trees adds a splash of colour year-round, making this a truly inviting home inside and out.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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



Surrounding Area

Set within the sought-after village of Landkey, this location combines rural charm with excellent convenience. Residents can enjoy a selection of local amenities, including a friendly village pub. While families benefit from being just a short stroll to the well-regarded Landkey Primary School. Regular bus services provide easy access to nearby Barnstaple, and the peaceful Millennium Green, home to the historic Mazzard orchard, offers a scenic space for walks and recreation.

The neighbouring area of Newport further enhances local living with a broad range of amenities such as a convenience store, butcher, greengrocer, medical centre, dental practice, and a popular pub. It is also home to outstanding-rated Newport Primary School and Park Secondary School, making it ideal for families. Just a few minutes by car, Barnstaple—North Devon’s main commercial centre—offers an extensive array of shops, supermarkets, restaurants, and leisure facilities including Green Lanes Shopping Centre, a theatre, a leisure centre, and the Tarka Tennis Centre, all set along the scenic Taw and Yeo rivers.

For commuters, Barnstaple provides a direct train link to Exeter, while the A361/North Devon Link Road ensures straightforward travel across the region. To the west, within 7–10 miles, the spectacular North Devon coastline awaits, with sandy beaches and water sports at Instow, Saunton, Croyde, and Putsborough, perfect for sailing, fishing, and surfing enthusiasts.



Room list:

Entrance Hall

Living Room

4.17m x 2.98m (13'8" x 9'9")

Kitchen Diner

2.80m x 3.94m (9'2" x 12'11")

Landing

Bedroom 1

3.35m x 3.23m (10'11" x 10'7")

Bedroom 2

3.41m x 1.97m (11'2" x 6'5")

Bathroom

2.00m x 1.89m (6'6" x 6'2")