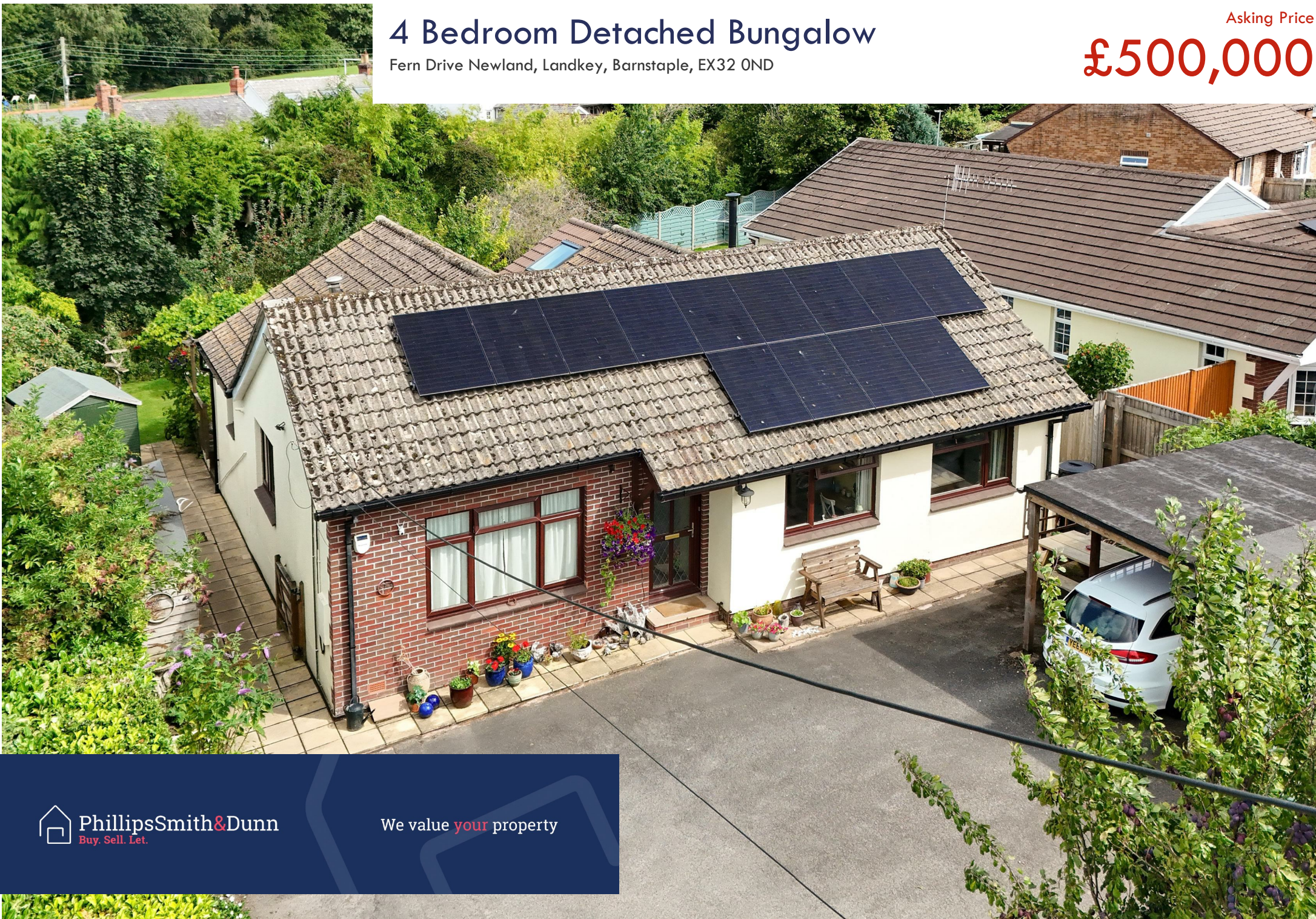


4 Bedroom Detached Bungalow

Fern Drive Newland, Landkey, Barnstaple, EX32 0ND

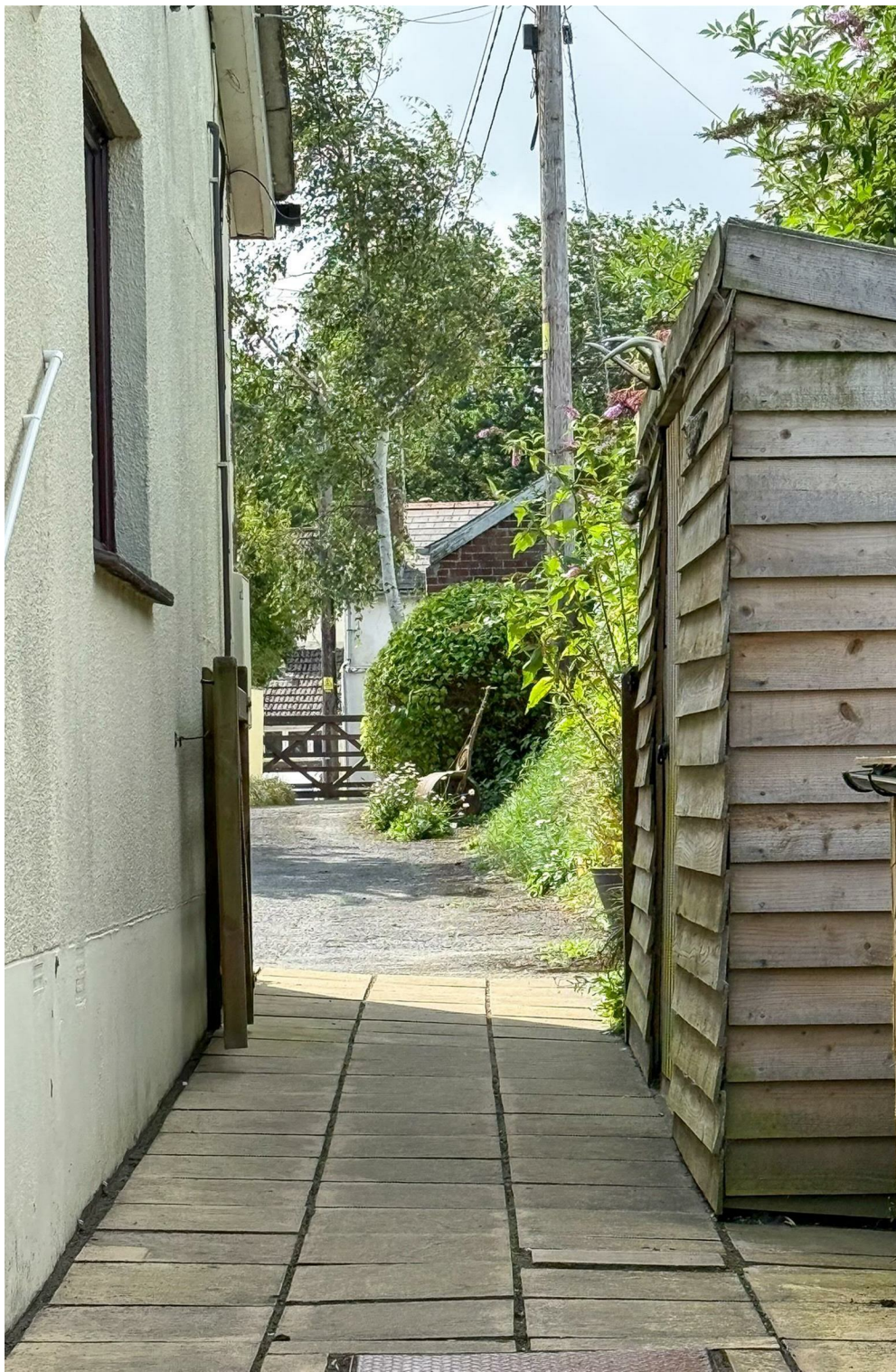
Asking Price

£500,000



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Delightful And Private Plot, Situated In Sought After Village

Fern Drive Newland, Landkey, Barnstaple, EX32 0ND



Nestled in a secluded and private position, this impressive four-bedroom detached bungalow sits on a generous plot, offering a superb blend of space, tranquillity, and practicality.

Behind a walled and gated entrance, a private tarmac driveway leads to a detached single garage and a car port, with convenient side access to both elevations of the home. This discreet and secure setting offers an appealing sense of exclusivity, perfect for those seeking a peaceful retreat while remaining close to village life.

Inside, the bungalow offers generous and versatile living accommodation. The highlight and heart of the home is the open-plan kitchen and breakfast room, flowing effortlessly into the superb lounge forming an ideal environment for modern living and entertaining. The spacious layout promotes a sociable and inclusive atmosphere, while natural light fills each room through large windows and glazed doors. The kitchen itself is both functional and stylish, featuring ample worktop space and storage, making it a practical hub of the home with a convenient study area adjacent.

Each of the four bedrooms is well-proportioned, offering comfortable and flexible space for families, guests, or even those working from home. The principal bedroom benefits from generous proportions offering a calm and restful sanctuary. The stunning bathroom offers a modern style and feel with a 4 piece suite including walk in shower and free standing bath.

The property's thoughtful layout and expansive footprint make it well suited to multigenerational living or future adaptation if required. With its flowing interiors, abundant natural light and serene garden outlooks, this home is perfectly designed for relaxed, contemporary living.

DETAILS

Located in the sought after village of Landkey which has good local amenities that include a popular public house that also houses a local "shop" selling essentials and a pop up Post Office on a Monday. The well respected Landkey Primary school is an easy walk from the property as is the pick up point for the well respected West Buckland school. There is a regular bus service which operates within the area providing direct links to and from the town and the Millennium Green is also within easy reach which is a pleasant place to enjoy a walk with its renowned Mazzard orchard. Newport is nearby and offers excellent amenities with local shops including convenience store, butchers and greengrocers and schools to include Newport Primary School- Ofsted rated outstanding (2015) and Park Secondary School. There is also a medical centre, dental surgery and a public house. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - Band D

EPC rating - TBA

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Hall

Study

Kitchen/Breakfast Room

Lounge

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Separate WC

Garage





The property is surrounded by beautifully landscaped gardens that have been lovingly maintained by the current owners. Mature trees, vibrant shrubs, and established borders provide year-round colour and structure. The rear garden is particularly enchanting, featuring a natural leat, a fishpond, and a variety of relaxing outdoor spaces including decking and patio areas—creating a peaceful retreat ideal for outdoor dining, entertaining, and quiet enjoyment. The garden's size and layout offer excellent potential for keen gardeners or those who simply wish to enjoy the privacy and beauty of the surroundings.



DIRECTIONS

Heading out of town along Eastern Avenue, take the left hand turning at the roundabout onto the A361. Continue on the A361 and take the first right hand turning signposted Landkey onto Blakes Hill Road. Proceed through the village passing the corner shop and public house. The property will be situated on your left hand side with a nameplate displayed.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878

