



SOUTH HAYES COPSE, LANDKEY

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## Superbly Presented Family Home

6 South Hayes Copse, Landkey, Barnstaple, Devon, EX32 0UZ

Asking Price

**£350,000**

- Sought After Village
- Immaculately Kept Home
- Lovely, Private Rear Gardens
- Close To Local Amenities
- En-Suite To Bedroom 1
- Garage & Off Road Parking

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## Overview

Situated in the heart of the highly coveted village of Landkey and within a sought-after development, rests this beautifully maintained, 3-bedroom detached home, offering the convenience of driveway parking, a garage, and a fully enclosed rear garden.

Upon entering, a welcoming entrance hall greets you, complete with a convenient utility/cloakroom WC and a staircase leading to the upper level. The spacious sitting room to the left exudes warmth and charm, featuring interconnecting sliding glazed doors that open into the stunning conservatory, where you can sit and enjoy the rear garden. The kitchen/dining room is a functional space, offering ample storage with stylish cream-fronted base and wall units, complemented by sleek rolled-top work surfaces and integrated appliances. On the first floor, you'll discover three bedrooms, two of which are generously sized doubles, and a comfortable single bedroom with bedroom 1 having the benefit of a en-suite shower room. Completing the accommodation is the family bathroom which boasts a modern, white three-piece suite, featuring a shower bath with tastefully tiled walls.

Landkey has good local amenities which include a public house, 'Willows' tea room and the well respected Landkey Primary school all within walking distance. There is a regular bus service which operates within the area providing direct links to and from the town. 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 Tav 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

All main services connected

## Council Tax band

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

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



## Outside

To the front of the property is the off-road parking leading to the garage, alongside a garden that is mainly laid to lawn. As you venture to the back of the property you'll be greeted by a delightful garden that provides complete seclusion. This outdoor oasis is entirely enclosed, offering a good sense of privacy. The garden features well-appointed areas for relaxation, including paved surfaces and a welcoming patio. A spacious, level lawn area is framed by flower borders containing an array of mature plants and shrubs, creating a serene and picturesque environment.



## Room list:

### Entrance Hall

### Sitting Room

5.97m x 3.40m (19'7" x 11'2")

### Conservatory

4.50 x 3.28 (14'9" x 10'9")

### Kltchen/Dining Room

5.03 x 2.74 (16'6" x 8'11")

### Side Porch

3.33 x 2.29 narrows to 1.68 (10'11" x 7'6" narrows to 5'6")

### Utility/WC

2.01 x 1.75 (6'7" x 5'8")

### Bedroom 1

3.78 x 3.45 (12'4" x 11'3")

### En-Suite Shower Room

### Bedroom 2

2.97 x 2.74 (9'8" x 8'11")

### Bedroom 3

2.74x 1.96 (8'11"x 6'5")

### Family Bathroom

### Garage

5.28 x 2.95 (17'3" x 9'8")