

# Superb & Spacious 4 Bed Detached Home

4 Loring Fields, Landkey, Barnstaple, EX32 0FB

Guide Price

£475,000



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# Situated In A Most Desirable Location

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Phillips, Smith & Dunn are delighted to offer this outstanding opportunity to acquire a beautifully appointed 4-bedroom detached residence, originally the show home for the prestigious Devonshire Homes development built in 2015. Set within a generous and well-positioned plot, this property stands out not just for its superior interior finish, but for the rare and highly adaptable self-contained annexe—perfect for multigenerational living, guest accommodation, a home office or even potential rental income.

The former double garage has been expertly converted into a stylish annexe, offering open-plan living with its own kitchen units, a modern shower room, and central heating. Bright, contemporary, and completely independent, this space provides flexibility and comfort, catering to a wide range of lifestyle needs.

Located in a prime residential area, the home enjoys excellent access to local amenities, schools, and transport routes, making it an ideal choice for families and professionals alike. The plot itself is spacious and well-maintained, offering both privacy and practicality in equal measure.

Inside the main house, a wide entrance hall leads to thoughtfully designed living spaces, including a front-to-back sitting room with dual aspect windows and French doors to the garden, and a high-spec open-plan kitchen/dining area with breakfast bar and integrated appliances. The ground floor also features a utility room and downstairs WC.

Upstairs, four generously sized bedrooms enjoy pleasant outlooks. The master benefits from built-in wardrobes and a modern en-suite, while the family bathroom is fitted with a sleek three-piece suite.

This is a rare opportunity to secure a high-quality home with built-in flexibility in one of the area's most sought-after locations. If you're seeking a property that combines comfort, space and versatility, this one truly deserves a closer look.



# DETAILS

Located in the sought after village of Landkey with 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 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 E

EPC rating - B



## Entrance Hall

## WC Cloakroom

**Sitting Room 6.53 x 3.11 (21'5" x 10'2")**

**Kitchen/Dining Room 6.53 x 3.11 (21'5" x 10'2")**

**Utility Room 1.99 x 1.92 (6'6" x 6'3")**

**Bedroom 1 4.20 max x 3.62 max (13'9" max x 11'10" max)**

## En-Suite

**Bedroom 2 2.98 x 2.84 (9'9" x 9'3")**

**Bedroom 3 3.17 x 2.93 (10'4" x 9'7")**

**Bedroom 4 2.87 x 2.86 (9'4" x 9'4")**

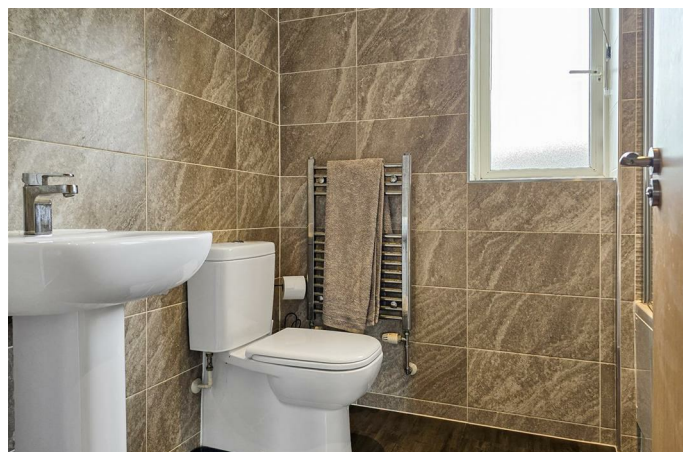
**Self Contained Annexe 5.36m max x 5.21m max (17'7" max x 17'1" max)**



## VIEWING

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







Outside and to the front of the property is the ample off road parking for 3/4 cars with a small front garden and hedge for privacy. At the rear is the delightful rear garden that has been laid mostly with artificial grass for ease of maintenance with an area of raised decking perfect for garden entertaining. Access to the annexe building is via bi-folding doors and there is a further area to the rear of this building perfect for storage if required.



## 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. Take the next turning right into Loring Fields, keep to the left and the property is towards the top on the left hand side with number plate displayed.



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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878







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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