

for sale



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The Red House
Blakes Hill Road,
Landkey, Barnstaple,
North Devon.



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The Red House
 Blakes Hill Road,
 Newland, Landkey,
 Barnstaple,
 North Devon. EX32 0ND

Price Guide
£395,000

A charming period cottage having been tastefully modernised by the current owners who have created a very comfortable home.

A rare opportunity to own a very well presented and tastefully appointed, deceptively spacious cottage. This charming home is very conveniently located not far from amenities and can only be appreciated by a full viewing.

- A very rare opportunity
- Charming period cottage
- Extensive parking
- Large 20' Detached Garage
- Good size enclosed level gardens
- Entrance Porch
- 20' Living room with dining area
- 20' Well equipped Kitchen breakfast room
- Ground floor Shower Room / Utility
- 3 Double Bedrooms
- Family Bathroom

- UPVC Double Glazing
- Gas radiator and under floor heating
- Oak and tiled floors
- Carpeted bedrooms
- Feature fireplace with Wood burner
- Summer house / home office
- Village location with pub and shop
- Village bus service
- Village primary school
- No onward going chain
- Viewing is a must to appreciate

This property can be offered
 for sale with

**No Onward Going
 Chain**



Situation:

The Red House, occupies a level position in the heart of the village not far from the pub and village shop. The property is a rare opportunity with such extensive parking and good size, well tended private sunny garden which can only be appreciated from viewing.

This charming cottage, occupies a prominent position within a very popular North Devon village, which is just a couple of miles to the east of Barnstaple.

The village of Landkey offers a number of amenities which include public house, church, village shop with post office, primary school and bus service which connects Barnstaple and South Molton. The Red House is very conveniently located for very easy access to the Millennium Green, a popular recreation area for the community. The lanes either side of the village are popular with joggers and walkers alike

Location:

North Devon, is an ever increasingly popular part of the country to live, with its breath taking scenery, sandy beaches, wide open spaces and dramatic coastline. Golf courses are available at Saunton, Westward Ho! and just down the road at Portmore on route to Barnstaple.

Barnstaple, North Devon's regional centre offers a good selection of shops and amenities including a number of sports facilities, out of town shopping, cinema and theatre. The town also benefits from The Tarka Line rail link connecting with Exeter and the main line to London.

The A361 North Devon Link road connects the town with the motorway network at Tiverton where there is also a main line railway station again connecting with London. Bristol and Exeter provide air links with regional and international airports.



Property:

The Cottage, has been very thoughtfully modernised to make the most of the property and now offers very well appointed deceptively spacious accommodation comprising; on the ground floor, an enclosed entrance porch a very impressive living room with feature fireplace and inset wood burner and under floor heating. A very well arranged fitted kitchen breakfast room with range of built in appliances and French doors to rear courtyard. Ground floor shower room / utility. On the first floor are 3 double bedrooms and family bathroom. The accommodation is gas central heated and PVCU double glazed. The property boasts many quality fittings and finishes. Outside to the front is an enclosed four court garden. To the rear is a courtyard with useful out house. A pathway leads to the level garden which is bordered by a stream and an undoubted feature of the property being well laid out and enhanced by the benefit of extensive parking and a large modern garage (former planning for conversion).

Accommodation briefly comprises (with all measurements being approximate):

Entrance Porch: with PVCU entrance door and matching side windows

Living Room with Dining Area: 20' 8 x 12' 7 (6.30m x 3.84m) plus recess with oak floor and under floor heating, window seat, twin windows, feature fireplace with slate hearth, brick surround and inset wood burner, 4 Tiffany style wall lights, smoke detector, staircase off and oak door leading through to

Kitchen Breakfast Room: 22' 5 x 9' 7 (6.83m x 2.92m) well fitted with range of modern units comprising base cupboards and pan drawers with matching eye level cupboards, granite worktops with under slung Villeroy & Boch ceramic sink below with mixer taps, built in fridge, freezer, dish washer, double fan oven, microwave and induction hob built in to peninsular unit with extractor canopy over, ceiling down lighting, skylight window over breakfast area (currently being used as a study area) tiled splash backs and floor, low level cupboard housing 'Viesman' gas boiler and heating controls, French doors to rear courtyard and door to

Shower Room / Utility: with base and eye level cupboards, worktop with inset sink and drainer unit, space and plumbing for washing machine, close coupled WC, shower cubicle, skylight window, tiled floor and ladder radiator

Staircase with glass balustrade leading up from the living room to

first floor landing with loft hatch, linen cupboard with radiator and rooms off

Bedroom 1: 9' 7 x 9' 6 (2.92m x 2.90m) plus the depth of the wardrobes, which extend across one end of the room and include an integral storage system. Twin windows, radiator and TV point

Bedroom 2: 11' 7 x 10' 2 (3.53m x 3.10m) with radiator and TV point

Bedroom 3: 10' 7 x 9' 2 (3.23m x 2.80m) with radiator and TV point

Family Bathroom: with modern white suite comprising 'P' shaped panel bath with mixer shower taps (twin heads), close coupled WC, pedestal wash basin, shaver light, extractor, ladder style radiator, ceiling down lights and extensive tiling to walls and floor

OUTSIDE:

Front forecourt garden with rose beds, approached via wrought iron gate set in stone wall.

Immediately to the rear of the cottage is a fully enclosed courtyard leading to stone outhouse with garden tap and back door leading to a footpath which leads to the garden and parking.

The gardens are a very special feature of this property, being fully enclosed and bordered by the stream and approached over a private bridge.

The current owners have re configured the garden to provide a tranquil private setting within an interesting yet manageable garden with selection of fruit trees, Willow hedge, borders and central area of lawn with stepping stone pathway. Double gates connect with the extensive parking area and provide the opportunity to privately conceal a trailer or caravan etc.

There is an insulated timber **Summer House / Home Office:** 12' 4 x 9' 2 (3.76m x 2.78m) with power and light.

Useful block built **Tool Shed** and **Greenhouse**.

Large modern cavity block detached **Garage:** 19' 7 x 16' 6 (5.97m x 5.03m) with high level electric roller entrance door (ideal for high vehicles such as camper vans), power and light (on an independent power supply) side door and window leading to the garden.

The extensive driveway provides space to park a number of vehicles including boats, caravans etc and is approached over a shared private bridge approached from Tanners Road.

Agents note;

The garage previously had planning permission for the roof to be raised for an office to be added to the first floor, accessed via an internal staircase, also a utility room incorporated to the ground floor (the planning App Number 65077 lapsed in August 2021). This would make a great home office or potential ancillary accommodation for the cottage subject to a new planning application.

SERVICES:

Mains electricity, gas, water and drainage.

COUNCIL TAX:

Band 'B'.

ENERGY RATING:

Band 'C'

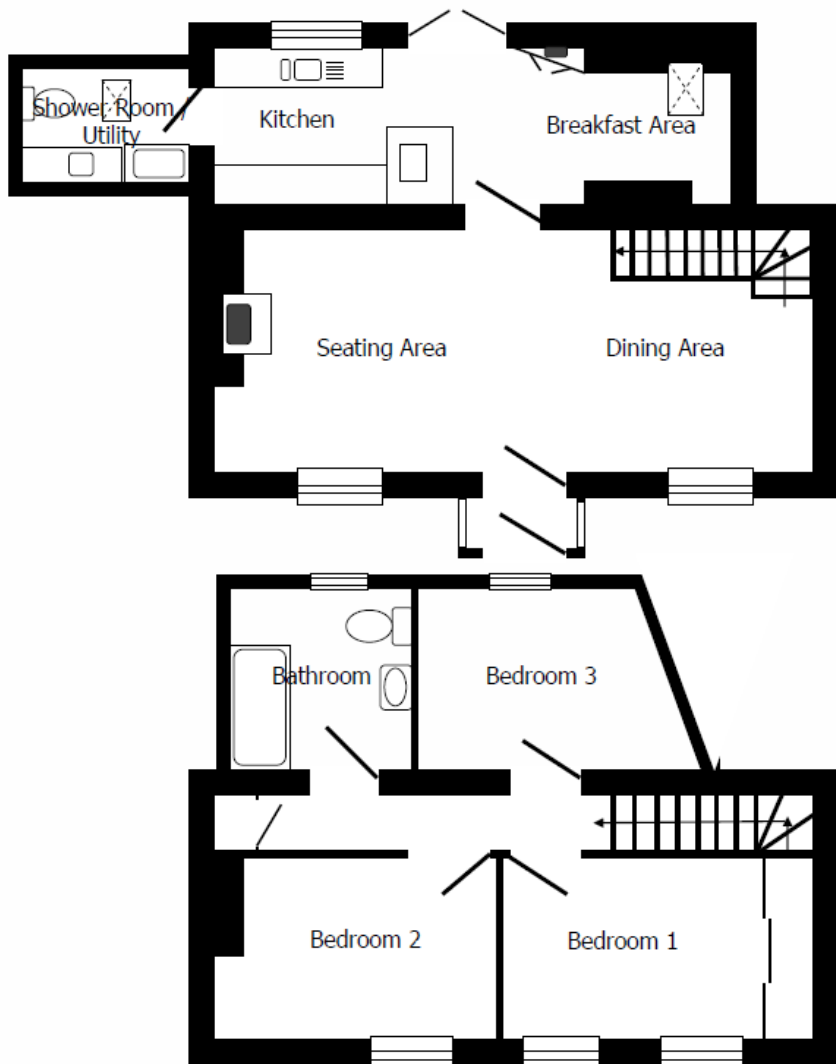
Agents Note:

This floor Plan is for guidance only, it cannot be guaranteed as accurate or to scale.



Directions

The Red House is easily located along Blakes Hill Road. If you enter the village from the Barnstaple and north Devon Link Road A361 direction. Proceed down the hill into the village passing the shop and pub on your left and a little further on you will see a turning in to South Hayes Copse, just before Tanners Road, this is an ideal spot to park. Then walk back into Blakes Hill Road and turn left the property is a few houses down on the left. Easily identified by its red elevation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:

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Blakes Hill Road

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To arrange a viewing please contact



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