

THE DENES

ACLAND ROAD • LANDKEY • BARNSTAPLE • DEVON



JACKSON-STOPS



THE DENES

ACLAND ROAD, LANDKEY, BARNSTAPLE, DEVON, EX32 0LB

A FABULOUS INDIVIDUAL DETACHED RESIDENCE IN A HIGHLY SOUGHT AFTER LOCATION, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, WITH A DELIGHTFUL SOUTH FACING REAR GARDEN



DISTANCES

BARNSTAPLE - 3 MILES

EXMOOR NATIONAL PARK - 8 MILES

SAUNTON BEACH - 12 MILES

M5 MOTORWAY/TIVERTON
PARKWAY - 34 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Popular village location
- Individual detached residence
- Non estate location
- Beautifully presented accommodation
- Three reception rooms
- Five bedrooms
- Three bath/shower rooms
- Ample off-road parking
- Delightful south facing gardens
- Within walking distance of Landkey village
- No onward chain

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road which leads onto the A39 Atlantic Highway. The nearest train station is located at Barnstaple which connects to Exeter. Tiverton Parkway is around 35 miles (about 40 minutes' drive) away and offers regular mainline rail services to London in just over 2 hours.

LOCATION

The property is situated on the outskirts of the highly sought after village of Landkey, in a tucked away and quiet location, yet is within walking distance of the village centre which offers a range of amenities. There is also easy access to Exmoor National Park and the spectacular North Devon coastline.

The village of Landkey benefits from excellent transport links, with easy access onto the A361 North Devon Link Road, which connects to the M5 motorway and network beyond. The village boasts an excellent range of amenities for its size including a Post Office, primary school, public houses and the Millenium Green. There are also regular bus services that connect to Barnstaple and South Molton. In between the village of Landkey & swimbridge is the popular Venn Farm & Vinery that consists of an vinery, all day café and bakery.

The popular Portmore Golf Park is situated just a few miles away and offers an excellent, 18 hole course, driving range and restaurant.

Exmoor National Park is around 8 miles away, and is famous for its undulating moors and pastureland bisected by rivers and streams, running down through deep wooded combs to the spectacular coastline below. There are a range of countryside pursuits on offer including walking, riding and fishing, as well as spectacular unspoilt scenery.

The outstanding North Devon coastline was recognised in 2022 as a 'World Surfing Reserve' (WSR), which is the first in the UK, and only cold-water WSR in the world. The coast is easily accessible from the property, with the stunning Saunton Sands just 12 miles away, with the equally popular sandy beaches of Woolacombe, Putsborough and Croyde a little further afield.

The regional centre of Barnstaple lies just 3 miles away, which sits on the banks of the River Taw and offers all of the area's main business, shopping, leisure and commercial venues.

THE PROPERTY

This is a wonderful opportunity to acquire an individual detached home in a highly coveted village location. The original property is thought to date back to circa 1912, and has been expertly re-modelled and extended in recent years, including a substantial first floor extension in 2017.

The property now offers spacious, light and airy accommodation which combines modern quality refinements whilst retaining a wealth of character, including excellent ceiling heights typical of the original era. The accommodation is currently arranged as three reception rooms, a fabulous kitchen/breakfast room, study and five bedrooms with three bath/shower rooms.

Externally, there is ample off-road parking and a delightful enclosed rear garden that enjoys views towards the countryside and a sunny south facing aspect, with an excellent terraced area accessed from the kitchen/breakfast room.





This an excellent opportunity to acquire a low maintenance detached residence in a highly favoured location.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door allows access to:

Entrance Hall Windows overlooking the front elevation. Built-in storage.

Kitchen/Breakfast Room A superb room enjoying a dual aspect with views over the garden and countryside beyond. The kitchen comprises an excellent range of matching wall and base units with a double Belfast sink set into slate work surfaces. Range of integrated appliances including dishwasher and microwave oven. Range style cooker set into chimney recess (available by separate negotiation). Space for American style fridge/freezer.

Opens to:

Utility Area Door to the rear garden. Butler sink set into wooden work surfaces with space for a washing machine with cupboard below. Cupboard housing wall mounted gas fired boiler and pressurised hot water system.

Shower Room Obscure window to the front elevation. Low level WC, wash hand basin and a corner shower cubicle. Large storage cupboard with space for tumble dryer.

Sitting Room A quadruple aspect room with box bay window overlooking the garden, with a window seat. Woodburning stove on a slate hearth. Wooden flooring. Stairs rise to the first floor landing with under stairs storage cupboard.



Garden Room A stunning room overlooking the garden, with French doors leading onto the garden. Wooden flooring. Velux window.

Snug Window to the side elevation.

Study A superb area with windows overlooking the front elevation.

First Floor Landing Hatch access to loft space. Velux window.

Bedroom 1 A dual aspect room with Velux windows overlooking the countryside to the rear.

En Suite Comprising low level WC, wash hand basin, and a walk-in shower cubicle with rainwater style shower. Extensive tiling. Heated towel rail. Velux window.

Bedroom 5 Window to the front elevation. Currently used as a dressing room and walk-in wardrobe or could suit as a nursery.

Bedroom 2 Window to the rear elevation enjoying views over the countryside. Extensive built-in wardrobes.

Bathroom Comprising low level WC with concealed cistern, freestanding bath, wash hand basin and a shower cubicle. Obscure window to the side elevation. Heated towel rail.

Bedroom 3 Window to the front elevation.

Bedroom 4 Window to the front elevation. Currently used as a TV room/snug.

OUTSIDE

The property is approached over a brick paved driveway that provides ample off-road parking for four vehicles. There is a pedestrian gate allowing access to the rear garden. The garden enjoys a sunny south facing aspect, is enclosed and mainly laid to lawn with flowerbeds and borders housing mature plants trees and shrubs. Adjacent to the rear of the property is a fabulous slate terrace area providing the perfect place for alfresco dining and entertaining, and enjoying views towards the countryside in the distance. At the end of the garden there is also a useful large timber garden shed providing excellent storage.



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TOTAL APPROX. FLOOR AREA

MAIN HOUSE: 1924 SQ FT / 178.7 SQ M

INCLUDING LIMITED USE AREA(S): 73 SQ FT / 6.7 SQ M

TOTAL: 1997 SQ FT / 185.4 SQ M

PROPERTY INFORMATION

Services: All mains services connected. Gas fired central heating.

Local Authority: North Devon District Council – 01271 327 711.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments and furniture etc are specifically excluded, but may be available by separate negotiation.

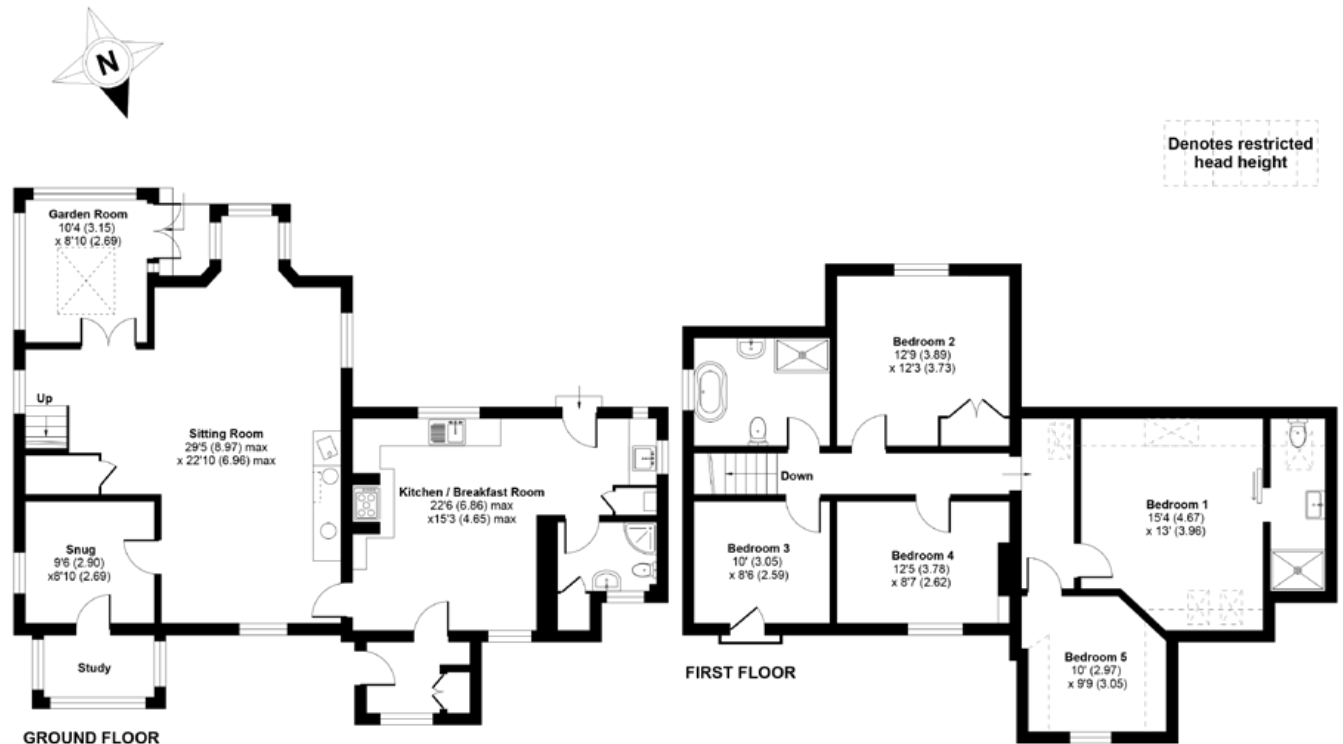
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Directions: From Barnstaple, proceed towards South Molton on the A361 North Devon Link Road. Continue along this road until you reach the Landkey roundabout and take the exit signposted towards Landkey. Proceed for a short distance, taking the first turning on the left into Birch Road. Continue along this road, and take the third turning on the right into Acland Road. Continue down this lane for a few hundred yards, and the entrance to the property will be found on the right hand side. The property is the second in from the left.

Viewing: By appointment with Jackson-Stops North Devon 01271 325 153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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