







83 Yelland Road, Fremington, Barnstaple, Devon, EX31 3DT

Barnstaple 4 miles; Instow 2.2 miles; Exeter 54.4 miles

1 | 3 | 2 | 175.6sqm

Set within generous grounds and enjoying far-reaching views towards the estuary and surrounding countryside, this unique and beautifully versatile three-bedroom detached chalet bungalow offers spacious accommodation, extensive parking, and character both inside and out.

Freehold Guide Price £425,000

DESCRIPTION

Upon entering the property, you are welcomed into a central hallway where two of the bedrooms are positioned immediately to either side. To the left is a well-proportioned double bedroom benefitting from it`s own en-suite, while to the right is another charming bedroom featuring a characterful fireplace, adding warmth and individuality to the space, currently used as a work-from-home office.

Further along, you shall find a stylish and contemporary main shower room, beautifully finished with tasteful tiling, before leading through to the impressive dining room, a substantial space ideal for family gatherings and entertaining, forming a 'hub' within the home. This in turn flows seamlessly into the well-appointed kitchen, offering ample worktop space and practicality, with direct access out to the driveway. Beyond the kitchen, the living room provides a cosy retreat, complete with fitted storage and double doors opening directly onto the rear garden.

Upstairs, the converted loft has been transformed into a fantastic principal bedroom, boasting extensive eaves storage, four skylights, and a dormer window. This wonderful room enjoys elevated views to the front across the estuary and countryside, while the rear

aspect overlooks the beautiful, established gardens.

OUTSIDE

Externally, this property truly comes into its own. The expansive rear garden offers a wonderful blend of lawned areas, fruit and vegetable patches, woodland, sheds, and useful outbuildings, creating a haven for gardening enthusiasts and those seeking outdoor space. A standout feature by far is the substantial double-gabled greenhouse extension, accessed directly from the kitchen and beautifully designed with an abundance of established plants, exotic fruit trees, and a seating area, the perfect tranquil retreat, with direct access through to the garage, which benefits from power and lighting.

To the front, there is ample driveway parking for multiple vehicles, further complemented by the garage. Offering an exceptional amount of versatility, charm, and outdoor lifestyle potential, this is a truly special home that must be viewed to be fully appreciated.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band E.

SITUATION

Located between Instow and Barnstaple, the property has easy access to a regular bus service, giving access to Barnstaple and Bideford's range of shops, leisure facilities and further amenities.

The extremely desirable coastal village of Instow is within striking distance and has a popular sandy beach, friendly pubs and restaurants, North Devon yacht club, local shops, primary school and access to the Taka Trail. Instow provides many country and coastal walks including a scenic path to Fremington which has a slightly wider range of amenities.

The property is not far from the A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre,







cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Further popular sandy beaches of Westward Ho!, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 45 miles in distance.

DIRECTIONS

What3words:///multiple.fittingly.sized

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick/Block

Agents Notes: There is a woodland area to the rear of the garden, these trees do have preservation orders on them, so are protected.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

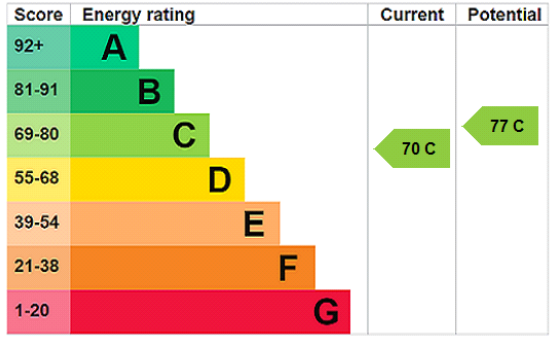
www.gth.net

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Approximate Area = 1546 sq ft / 143.6 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Garage = 266 sq ft / 24.7 sq m
Total = 1891 sq ft / 175.6 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1479314

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









