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T: 01271 379 314

E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

8 Allenstyle Close, Yelland, Barnstaple, Devon, EX31 3EB

A beautifully maintained three-bedroom detached bungalow situated in the highly sought-after village of Yelland. Occupying a generous plot with stunning, mature landscaped gardens, this much-loved home offers spacious and versatile accommodation, ample driveway parking, garage and the added benefit of no onward chain. Enjoying a peaceful cul-de-sac position close to the Tarka Trail and estuary walks, this is a rare opportunity to acquire a wonderful home in one of North Devon's most desirable locations.

Asking Price:
£340,000



- Three-bedroom detached bungalow
- Highly sought-after Yelland location
- Quiet cul-de-sac position
- Offered for sale with no onward chain
- Spacious and well-maintained accommodation throughout
- Bright and airy living room overlooking the garden
- Separate dining room with access to the rear garden
- Beautifully landscaped and mature rear garden
- Ample driveway parking and garage
- Close to the Tarka Trail, estuary walks and local amenities



Occupying a peaceful position within the highly sought-after village of Yelland, 8 Allenstyle Close is an attractive three-bedroom detached bungalow that has been lovingly cared for and enjoyed by the current owner for many years. Offered to the market with the considerable advantage of no onward chain, this exceptional home presents a rare opportunity to acquire a property in one of North Devon's most desirable residential locations.

From the moment you step inside, the bungalow offers a wonderful sense of warmth and comfort. The spacious entrance hallway provides an inviting introduction to the home, leading to a well-balanced arrangement of accommodation designed for both practicality and relaxed living. The impressive living room is a particularly appealing feature, offering generous proportions and an abundance of natural light. Enjoying a delightful outlook over the beautifully maintained rear garden, this welcoming space provides the perfect setting for cosy evenings, entertaining guests or simply relaxing whilst enjoying the changing seasons.

Complementing the living accommodation is the separate dining room, a wonderful addition to the home that creates an ideal space for family gatherings and dinner parties. With direct access to the garden, it seamlessly blends indoor and outdoor living during the warmer months. The spacious kitchen enjoys ample cupboard and worktop space, making it both practical and functional for everyday life. Thoughtfully arranged, it provides plenty of room for preparing meals and enjoying informal dining whilst overlooking the stunning rear garden.

There are three well-proportioned bedrooms, all beautifully presented and filled with natural light. The principal bedroom enjoys a dual-aspect position, creating a bright and airy atmosphere, whilst the second double bedroom offers generous space for furnishings and enjoys pleasant views towards the surrounding area. The third bedroom provides excellent versatility and could equally serve as a guest room, home office, hobby room or craft room depending on individual requirements. Whilst the accommodation has been exceptionally well maintained throughout, it also offers exciting scope for a new owner to personalise and enhance certain areas to their own tastes, creating a truly bespoke home in an outstanding location.

Without question, one of the property's most outstanding features is the magnificent rear garden. A true credit to the current owner, this enchanting outdoor space has been lovingly cultivated over many years and now provides a private sanctuary bursting with colour, character and seasonal interest. The beautifully landscaped garden is predominantly laid to lawn and framed by an abundance of mature shrubs, flowering plants and established rose borders, creating a stunning backdrop throughout the year. Thoughtfully designed seating areas provide the perfect places to relax with a morning coffee, enjoy a good book or entertain family and friends in complete tranquillity. An extensive patio terrace offers a wonderful setting for al fresco dining and summer gatherings, whilst the various sections of the garden create a sense of discovery and charm. Whether you are an enthusiastic gardener or simply someone who appreciates beautiful outdoor surroundings, this remarkable garden is sure to capture your heart. To the front of the property, a generous driveway provides ample off-road parking and leads to the garage, whilst the attractive front garden creates an excellent first impression. Yelland remains one of North Devon's most prestigious and sought-after villages, renowned for its picturesque estuary setting, access to the famous Tarka Trail and excellent connectivity to both Barnstaple and Bideford. The surrounding countryside, coastal walks and nearby amenities all contribute to the exceptional lifestyle on offer.

Combining beautifully maintained accommodation, versatile living space, breathtaking gardens and a highly desirable location, 8 Allenstyle Close represents a rare and exciting opportunity to acquire a cherished home that is ready to be enjoyed whilst offering potential to make it your own. Offered with no onward chain, an early viewing is strongly recommended.















Entrance Porch – - 8'3" x 4'2" (2.51m x 1.27m)

A useful and welcoming entrance porch with UPVC double glazed windows and door to the front elevation. Offering ample space for coats and shoes, this practical area provides access through to the main entrance hallway.

Entrance Hallway - A spacious and light-filled entrance hallway providing access to the principal accommodation. Features include fitted carpet and access to the loft space, which is boarded and fitted with lighting, offering excellent additional storage.

Living Room – - 19'7" x 11'9" (5.97m x 3.58m)

A bright and spacious living room enjoying a lovely outlook over the rear garden through a large uPVC double glazed window. A feature electric fireplace creates an attractive focal point, making this a comfortable and inviting space to relax. Radiator and fitted carpet.

Dining Room – - 9'3" x 8'9" (2.82m x 2.67m)

A wonderful addition to the bungalow, the extended dining room provides an excellent space for entertaining and family dining. Featuring a uPVC double glazed window to the side elevation, sliding patio doors opening onto the landscaped rear garden, serving hatch to the kitchen, radiator and laminate flooring.

Kitchen / Diner – - 21'9" x 9'9" (6.63m x 2.97m)

A spacious and well-appointed kitchen/diner fitted with a comprehensive range of matching wall and base units providing ample cupboard and worktop space. An inset stainless steel sink sits beneath a uPVC double glazed window overlooking the beautifully landscaped rear garden. The kitchen offers excellent preparation space for cooking and entertaining, along with room for a breakfast table. A useful pantry cupboard houses the gas combination boiler supplying domestic hot water and central heating whilst also providing additional storage. Further features include a serving hatch to the dining room, uPVC double glazed door to the side elevation, radiator and vinyl flooring.

Bedroom One – - 10' x 9'6" (3.05m x 2.9m)

A delightful dual-aspect en-suite bedroom with uPVC double glazed windows to the front and side elevations, allowing plenty of natural light and offering views over the gardens and surrounding countryside. Radiator and fitted carpet.

Cloakroom – - 6'8" x 2'9" (2.03m x 0.84m)

A useful cloakroom comprising a WC and vanity wash hand basin with storage beneath. Additional features include an extractor fan, radiator and tiled flooring.

Bedroom Two – - 10'8" x 10'9" (3.25m x 3.28m)

A generously proportioned double bedroom enjoying a pleasant outlook over the front garden and towards the rolling Devon countryside beyond. With ample space for bedroom furniture, the room benefits from a uPVC double glazed window to the front elevation, radiator and fitted carpet.

Bedroom Three / Craft Room - 9'4" x 7'7" (2.84m x 2.3m)







Currently utilised as a craft room, this versatile space would make an ideal single bedroom, home office or hobby room. A uPVC double glazed window to the side elevation enjoys attractive distant views, whilst fitted furniture provides useful storage and workspace. Radiator and fitted carpet.

Bathroom – - 8'4" x 6'7" (2.54m x 2m)

A modern four-piece suite comprising a panelled bath with mixer tap and shower attachment, separate shower cubicle with fitted shower, WC and pedestal wash hand basin. The bathroom is fully tiled and benefits from a heated towel rail, electric water heater, vinyl flooring and a uPVC double glazed window to the side elevation.

Outside - To the front of the property is a generous driveway providing ample off-road parking together with a well-maintained landscaped garden, predominantly laid to lawn and complemented by a variety of mature shrubs and planting.

The rear garden is a particular feature of the property, being fully enclosed and enjoying a high degree of privacy. Side access is available from both sides of the bungalow, allowing easy access around the property.

A substantial patio area provides the perfect setting for alfresco dining, entertaining and summer barbecues. The garden has clearly been lovingly maintained and is predominantly laid to lawn with beautifully stocked flower borders featuring an abundance of colourful plants, shrubs and roses.

Towards the rear of the garden is a decorative chipping area together with a further paved section, ideal for a greenhouse or additional seating area. To one side of the property are two useful outbuildings, including a storage shed and a workshop-style shed. The garden offers several attractive seating areas from which to enjoy the peaceful surroundings.

There is also an additional utility-style shed currently utilised for drying laundry and accommodating a tumble dryer.

Sheds - All sheds benefit from power connections.

Garage – - 17'4" x 8'1" (5.28m x 2.46m)

Single garage with up-and-over door, power and lighting connected, window to the rear elevation and water supply.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.

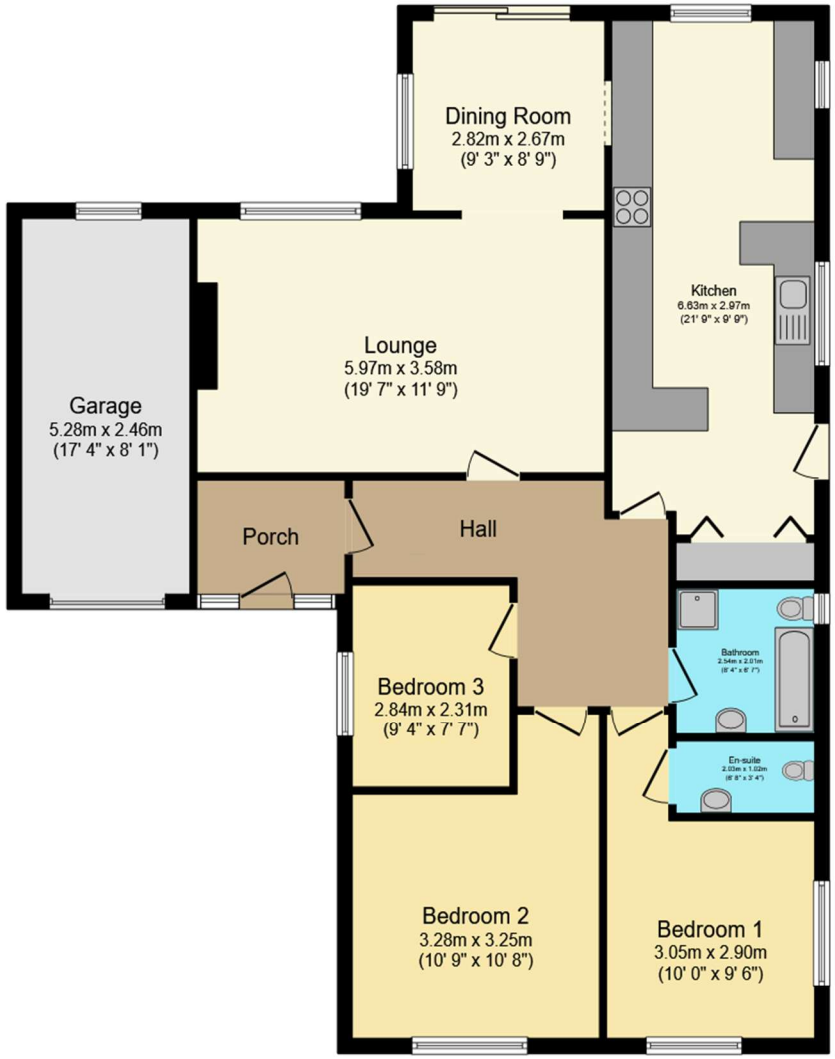
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.











Floor Plan

Total floor area: 119.8 sq.m. (1,290 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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66 Boutport Street, Barnstaple, North Devon, EX31 1HG

T: 01271 379 314 **E:** enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk