

gth





Denver House, Blakeshill Road, Landkey, Barnstaple, Devon, EX32 0JH

Instow 11.8 miles; Barnstaple 3 miles; 27.9 miles

2 3 1 172.4sqm

Nestled in the heart of a Landkey, this enchanting three bedroom character cottage invites you to experience the timeless charm and warmth of country living. Boasting a perfect blend of traditional aesthetics and modern comfort, this residence is a haven for those seeking the idyllic countryside lifestyle, with approved permission for further development.

Freehold Guide Price £375,000

DESCRIPTION

The ground floor features a spacious and inviting living room with an authentic fireplace, ideal for cosy evenings by the fire creating an ambiance of charm. The recently modernised kitchen seamlessly blends contemporary amenities with traditional design. It offers ample counter space, room for freestanding appliances, beautiful Island with slate top and a traditional serving hatch reaching the living room. A spacious utility room is found also adjoining the kitchen, with space and plumbing for white goods and ample storage space. Upstairs, you'll discover three well-appointed bedrooms, each with its own unique character. The primary bedroom boasts an abundance of natural light, providing a tranquil retreat. The bathroom has been thoughtfully designed to include walk in shower unit, bath, WC and wash hand basin.

In addition to the primary residence, adjoining is a viable hobby room with a separate access to the main house as well as internal access, which has in recent years been used as a tea room business. This space the current owners have gained approved planning permission for the construction of a two bedroom terraced property in its place (North Devon Council Planning Application Number 79511)



At present the space currently provides a large open plan area, and separate WC. If one decides this space could be adapted to create secondary accommodation, converted into a garage for parking or even incorporated into the main home to provide more space. Of course all of the mentioned would be subject to obtaining further necessary permissions.

Please note the island in the kitchen is freestanding, and available at separate negotiation.

OUTSIDE

Step outside into your own private oasis – a beautifully landscaped garden with a variety of plants, shrubs, a pretty water feature, and a patio area perfect for alfresco dining and entertaining. The garden also features a garden shed for additional storage.

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 A.

SITUATION

Denver House is located in the sought after village of Landkey. The village itself is situated just 2.5 miles east of Barnstaple and has an outstanding primary School, there are regular buses to both Barnstaple and South Molton. Amenities within the village include an historic church, a village hall, post office/shop and a popular Public House.

The village enjoys direct access to the A361 (North Devon link road) which provides links to the larger regional centre of Barnstaple, the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities befitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with



its university, airport, inter-rail and motorway links is some 42 miles in distance.

DIRECTIONS

The property is located in Landkey. The nearest postcode is EX32 0JH although please refer to What3words.

For the exact location of the entrance to the driveway download the What3 words app and enter:///selection.think.hotel

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast 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: Stone and Brick

Agents notes: Please see planning permission information in description.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

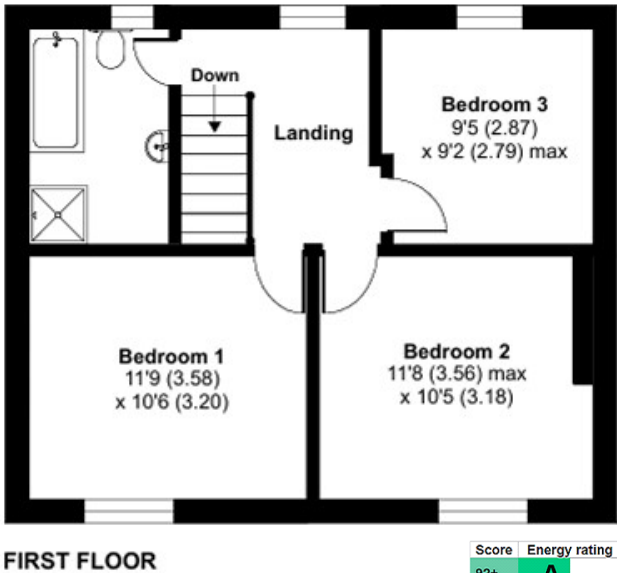
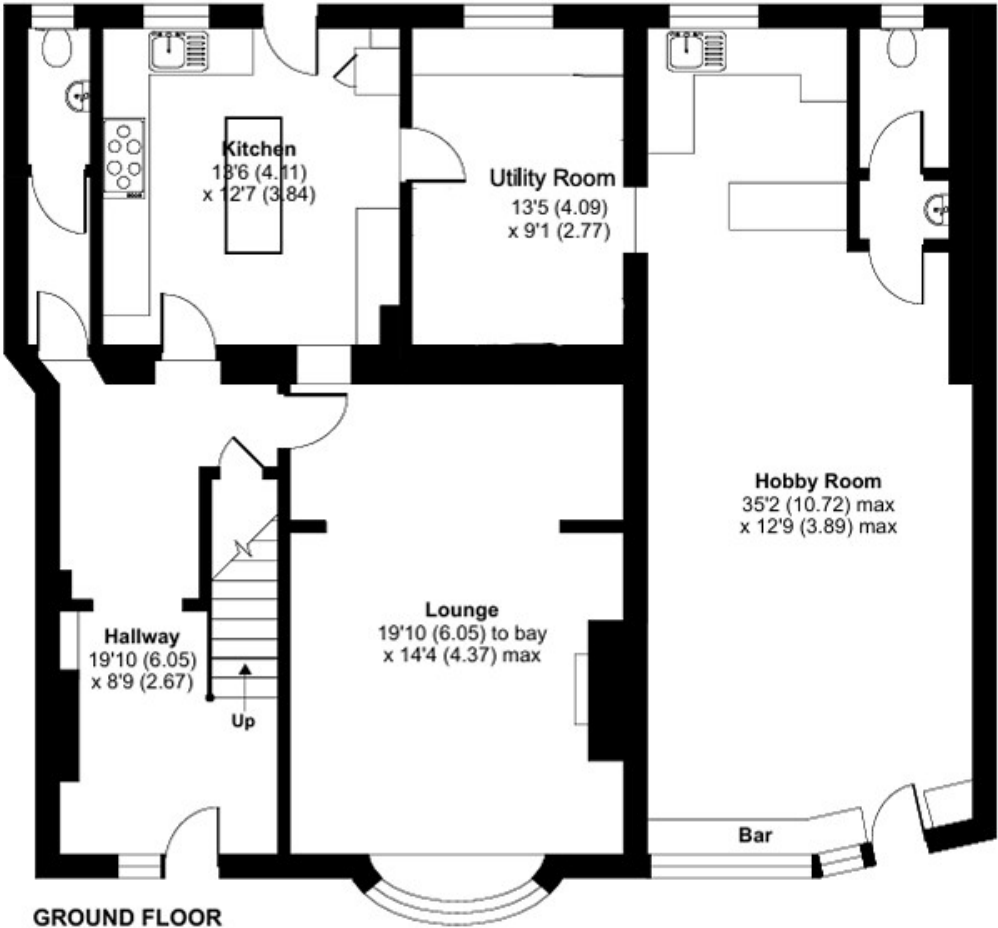
Tel: 01271 233777 | Ref: BAR230155

GREENSLADE TAYLOR HUNT

www.gth.net

Blakeshill Road, Landkey, Barnstaple, EX32 0JH

Approximate Area = 1856 sq ft / 172.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 1039239



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

