64 Harford Way

Landkey, Barnstaple, Devon, EX32 0FG

Key Details

Welcome to this beautiful 3 bedroom semi-detached modern home, a blend of contemporary design and functionality. Nestled in a quiet, sought after corner location.

1 3 1 99.5 sq.m

Freehold

Guide Price

£310,000

- Three bedrooms
- En-suite to principle bedroom
- Well presented
- Popular village location
- Garage and off street parking



Gallery









Situated in the sought after village of Landkey, this is the perfect opportunity to purchase a modern house with stunning views.

Description

Situated within a popular modern development in the sought-after village of Landkey, this beautifully presented three-bedroom semi-detached home offers stylish and contemporary accommodation, complemented by a south-facing rear garden, garage, driveway parking and the added benefits of solar panels.

Upon entering, you are welcomed by a spacious and inviting entrance hallway, providing access to a convenient downstairs cloakroom with W/C. The hallway leads through to an attractive and well-appointed kitchen/diner, thoughtfully designed with sleek handless cabinetry, high-quality appliances and generous worktop space. Offering plenty of room for a dining table, this is a perfect space for both everyday living and entertaining, particularly with the patio doors out to the rear garden.
The living room provides a lovely space in which to relax, with further patio doors opening directly onto the garden. These, together with the property's generous windows, allow great levels of natural light to flow throughout, creating a bright and airy atmosphere while offering a seamless connection between indoor and outdoor living.

The first floor continues to impress, offering three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own modern three-piece en-suite shower room, complete with a double shower cubicle, whilst the remaining bedrooms are served by a contemporary family bathroom.

Outside

Externally, the property enjoys a particularly attractive and well-maintained south-facing rear garden, offering a generous amount of outdoor space for relaxing, entertaining and enjoying the sunshine. The garden provides an ideal setting for outdoor dining. Further benefits include a good-sized single garage and driveway parking, conveniently positioned to the side of the property with gated side access from the garden.

Services & Additional Information

Mobile

Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Broadband

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.

Services & Outgoings

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating and photovoltaic (PV) / solar panels with an average income of £200.00 per annum.

Local Authority & Council Tax

North Devon Council - Band C

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

Timber frame

Services & Additional Information

Maintenance/Service Charges

The property is subject to a management fee of £300.00 (payable annually) to cover maintenance of shared areas on the estate.

Rights & Restrictions

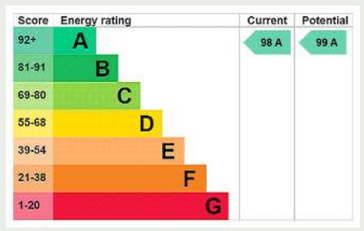
There is a shared path to the front of the property.

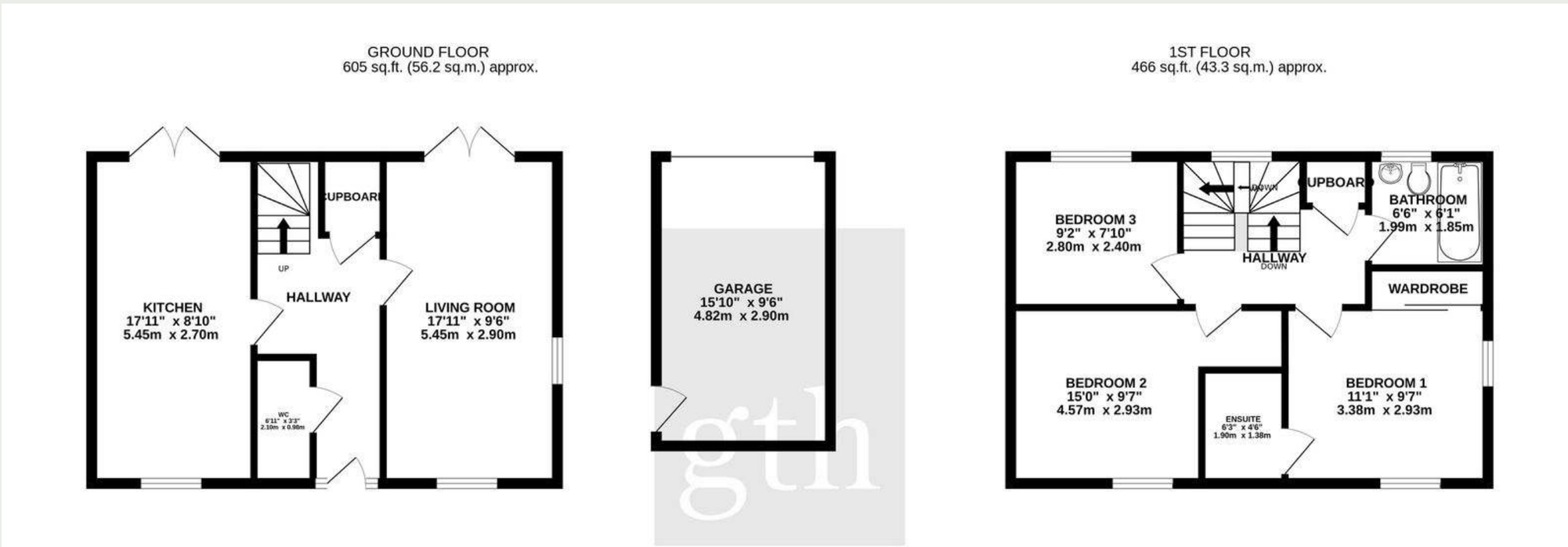
Plans

Internal Floor Area

99.5 sq.m

EPC Rating = A

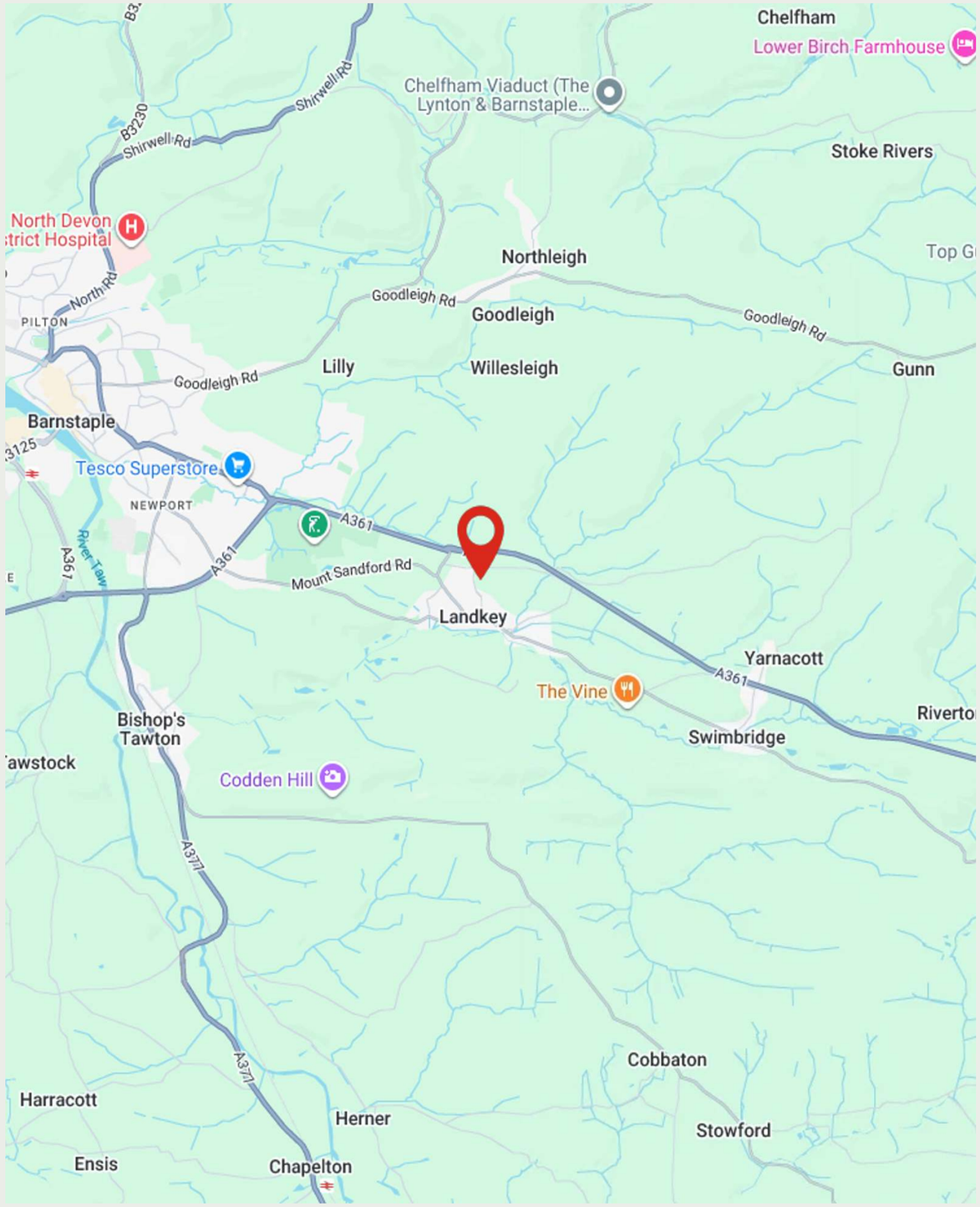




Location

Situation

Harford Way 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.
Th
e 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 benefitting 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

dandelions.immune.gravy

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

Book a Market Appraisal

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Property Ref: BAR260334

Published: November 2026

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