

New House, Tanners Road

STAGS

New House, Tanners

Landkey, Barnstaple, EX32 0NN

In a semi-rural setting 3 miles from central Barnstaple. Also within easy access of the Coast & Exmoor

An exclusive private development featuring beautifully crafted, unique and eco-friendly contemporary homes

- Ready for occupation
- Office/Study
- Air Source Heat Pumps
- Double Garages & Off Road Parking
- Council tax TBC
- 4/5 Bedroom Detached Home
- Large Open Plan Kitchen/Diner & Living Space with Bi-fold Doors
- Underfloor Heating
- Large Gardens
- Freehold

Guide Price £875,000

SITUATION

Situated on the edge of the village of Landkey with no near neighbours and enjoying countryside views. Amenities in the village include; Regular bus service, village pub (The Castle Inn), which serves food, a well regarded primary school and parish church, pretty Village Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking.

The nearby village of Swimbridge offers further amenities including another popular pub (The Jack Russell), which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 3 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe to name but a few.







DESCRIPTION

Two stunning detached dwellings offer around 2,500 sq ft of beautifully designed accommodation within an exclusive private development of unique, eco-friendly contemporary homes.

Each property opens into an impressive entrance hall with a galleried landing, leading through to a striking open-plan kitchen/dining space featuring a large central island with quartz worktops and integrated appliances. A pocket door connects to the sitting room, allowing the flexibility of a fully open-plan layout or two separate reception areas. Both rooms include bi-fold doors opening onto the generous rear gardens. The ground floor also provides a spacious study/bedroom 5, a WC, and a utility room.

An oak staircase with glass balustrade leads to four generously sized bedrooms. Three benefit from built-in wardrobes, while two enjoy stylish en-suite shower rooms. The family bathroom includes both a bath and a separate shower enclosure.

Externally, each home features a large private garden, a double garage with electric doors, gated entrance with ample driveway parking. The rear gardens offer an excellent size, complete with a patio terrace and lawn.

Both properties will include underfloor heating across both floors, powered by air-source heat pumps, along with aluminium triple-glazed windows and doors, and high-end contemporary kitchens and bathrooms.

SERVICES

Air source heat pumps
Underfloor heating across both floors.
Mains electric
Mains water
Mains drainage.
Aluminium triple-glazed windows and doors.
High-end contemporary kitchens and bathrooms.

DISCLAIMER

Please note that some images have been created using AI to illustrate how rooms may look when furnished.

Some internal images have been taken from the neighbouring property.

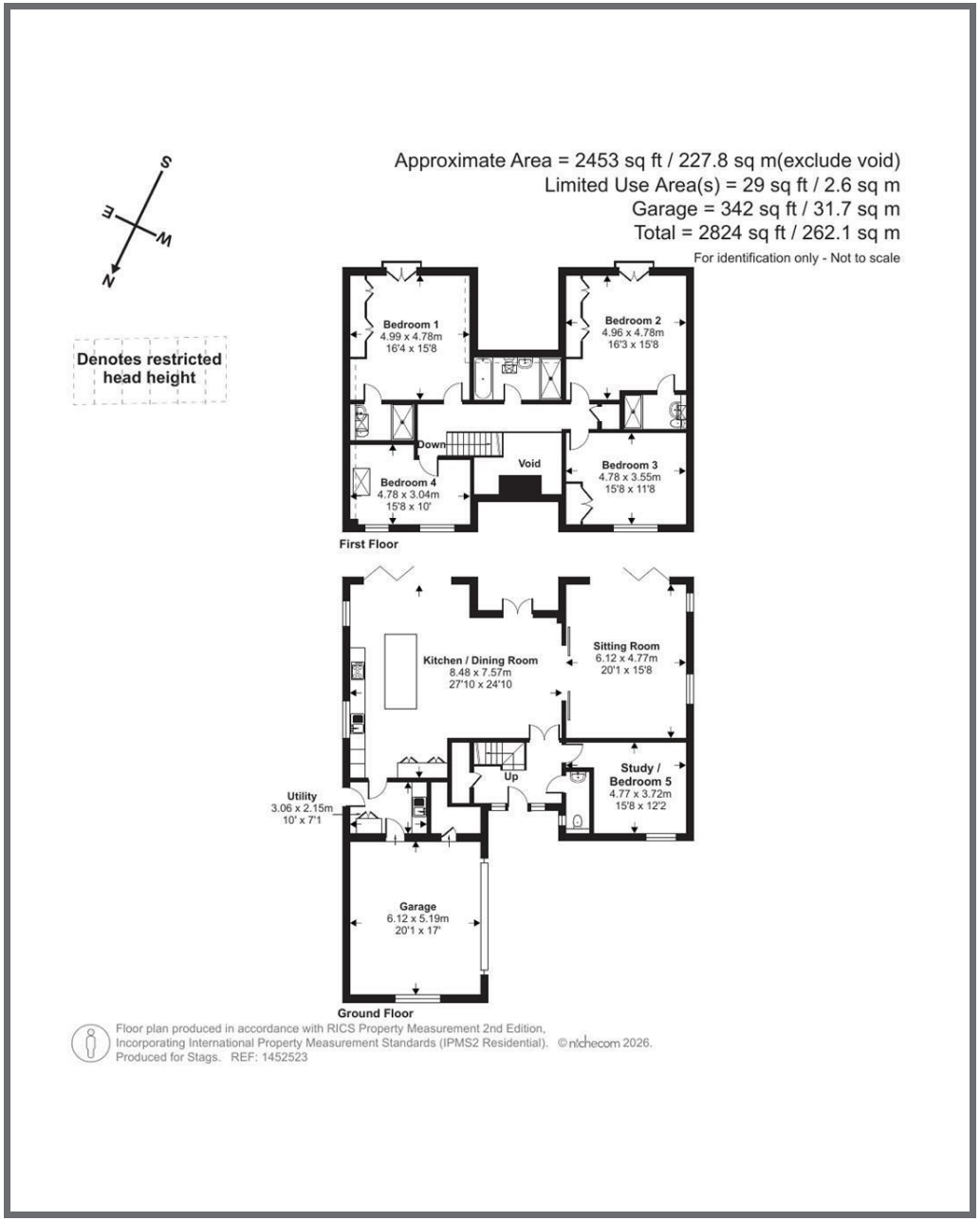




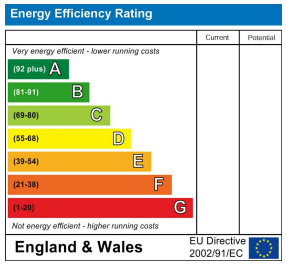


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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