



Landkey Road, Newport, Barnstaple, Devon, EX32 9BW







## Landkey Road, Newport, Barnstaple, Devon, EX32 9BW

### Guide Price £315,000

Having been in our clients ownership for over 40 years, a rare opportunity to acquire a charming period cottage offering deceptively spacious accommodation and a super walled garden offering a very high degree of privacy, as well as a double length garage, all within easy reach of Newport's amenities, excellent schooling and medical centre. The accommodation comprises of a double glazed door onto the ENTRANCE PORCH with tiled floor and a further entrance door to the HALLWAY with twin display alcoves, stairs to first floor, window to front garden and a pedestrian door into the garage. Doors lead off the hallway to the SITTING ROOM, a bright sunny room with living flame gas fire and double glazed patio doors to garden. The KITCHEN/DINING ROOM offers a well fitted country style kitchen with extensive worktop and a range of eye and base level units as well as built-in eye level Bosch double oven, electric hob with extractor hood over, window overlooking the garden and door to the UTILITY ROOM with space and plumbing for appliances, window overlooking garden and door to outside.

There is a useful GROUND FLOOR W/C with wash hand basin and window. On the FIRST FLOOR is a generous LANDING, considered ideal to create a staircase allowing for conversion of the loft space (subject to any necessary permissions). The landing is flooded with light from the picture window and has doors leading off to the TWO DOUBLE BEDROOMS with built-in wardrobes and windows overlooking the gardens and beyond, plus the additional THIRD BEDROOM with window to front. The FAMILY BATHROOM offers a 3 piece suite plus additional shower cubicle, tiled walls and window.

OUTSIDE of the property, the attractive front garden is laid to lawn with boundary wall and alongside is the DOUBLE LENGTH GARAGE providing off street parking for 2 vehicles. The REAR GARDENS are a particular feature of the property being bounded along one side by the historic and imposing stone walls from the former manor house estate. There are lawned areas to the garden, productive fruit and vegetable growing areas and, along the historic wall are three mature fruit trees producing apples and pears. There is a useful OUTBUILDING currently subdivided into two rooms and which could be adapted to a variety of uses, subject to any necessary consents.

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Sought After Newport Location  
Charming Character Property  
Cosy Sitting Room  
Bright Sunny Kitchen/Diner  
Useful Utility Room  
Two Double Bedrooms  
Further Single Bedroom  
Family Bathroom With Four Piece Suite  
DOUBLE LENGTH GARAGE  
Lovely Walled Garden With High Degree Of Privacy  
Useful Outbuilding



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## Entrance Porch

## Hallway

## Kitchen

15' 4" x 14' 2" (4.67m x 4.32m)

## Utility Room

10' 5" x 6' 3" (3.17m x 1.91m)

## W/C

## Lounge

14' 2" x 12' 6" (4.32m x 3.81m)

## Stairs To First Floor Landing

## Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

## Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

## Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)

## Bathroom

## Outside

There is an attractive front garden is laid to lawn with boundary wall and alongside is the DOUBLE LENGTH GARAGE providing off street parking for 2 vehicles. The REAR GARDENS are a particular feature of the property being bounded along one side by the historic and imposing stone walls from the former manor house estate. There are lawned areas to the garden, productive fruit and vegetable growing areas and, along the historic wall are three mature fruit trees producing apples and pears. There is a useful OUTBUILDING currently subdivided into two rooms and which could be adapted to a variety of uses, subject to any necessary consents.



### **Double Length Garage**

31' 0" x 9' 7" (9.45m x 2.92m)

### **Outbuilding**

12' 0" x 5' 2" (3.66m x 1.57m)

### **Outbuilding**

12' 0" x 6' 9" (3.66m x 2.06m)

### **SERVICES**

Services: We understand all mains services to be available.

Council Tax Band: C.

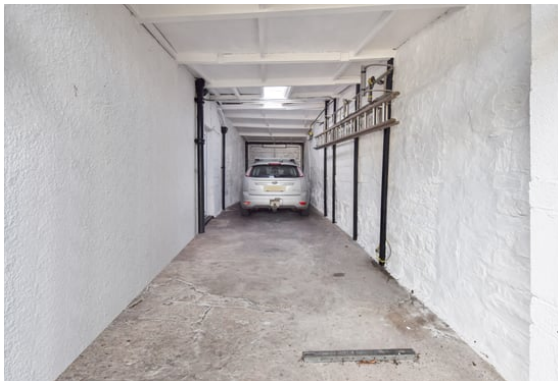
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

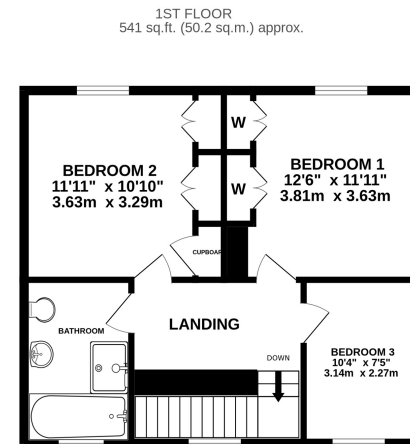
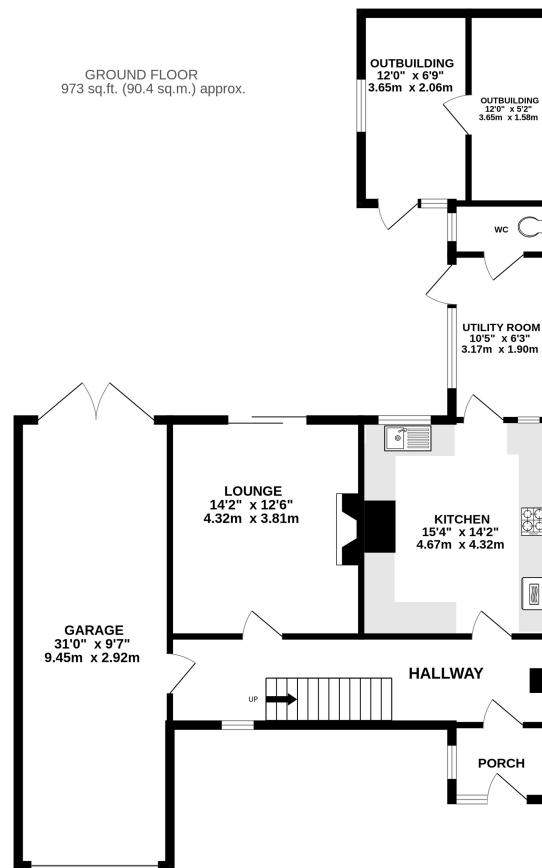
### **DIRECTIONS**

To locate, please follow Sat Nav ref EX32 9BW.

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TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







