



Long View, River View, Landkey Road, BARNSTAPLE, Devon, EX32 0HQ

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## Long View, River View, Landkey Road, BARNSTAPLE, Devon, EX32 0HQ

### £425,000

This is an impressive and deceptively spacious detached dormer bungalow, situated within a desirable location, offering superb countryside and estuary views. The property is positioned in a quiet tucked away plot, with no through road. Due to size and layout of the property, it offers flexible use and could possibly suit dual occupancy, along the potential to create an annexe if so desired. There is ample off road private parking, along with a good sized garage/workshop. An attractive garden can be found to the front of the bungalow and there is also a courtyard garden to the rear. The accommodation is all finished to a high standard and also benefits from gas fired central heating and double glazing throughout. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility room, wet room and four double bedrooms. Two of the bedrooms offer ensuite facilities, including the master bedroom which has stylish shower room and a walk-in dressing room. Bedroom two on the first floor also has another room off it, which is currently used as a store room, but could make an ideal cot room or additional ensuite if required.

Being situated within the popular location of Newport, Long View is located in this quiet private cul-de-sac situation but still within easy walking distance of the amenities of Newport which include excellent schooling facilities for both primary, junior and secondary, health centre and of course excellent local shops within Newport, along with the Portmore Golf Course close at Hand. The Town Centre of Barnstaple itself is just a short distance away and offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, range of schools and indoor heated leisure pool.



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Detached 4/5 Bed Dormer Bungalow  
Bright Spacious Flexible Accommodation  
Superb Countryside and Estuary Views  
Study/5th Bedroom  
Utility Room  
Two Reception Rooms  
Two En-Suite Bathrooms  
Garage and Off Road Parking for Several Cars  
Attractive Garden and Rear Courtyard  
Quiet Tucked Away Location

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## Ground Floor

### Entrance Porch

Double Glazed door and window, tiled flooring, inner door with glass panel inset, light, double power point.

### Entrance Hall

Cloak space, radiator, wood effect flooring, cupboard, double power point.

### Longue

3.97m x 3.95m (13' x 13')

Double aspect room, double glazed window, radiator, slimline electric real flame fire, ample power points, fitted carpet, lovely open Countryside views.

### Kitchen/Breakfast Room

3.43m x 3.12m (11' 3" x 10' 3")

Double glazed window, radiator, sink and drainer unit, range of fitted cupboards and drawers, space for table and chairs, built in electric cooker with gas hob over, space and plumbing for dishwasher, wall mounted gas fired combi boiler, ceramic tiled flooring. open doorway leading through to:

### Utility Room

2.46m x 2.93m (8' 1" x 9' 7")

Double glazed door to rear Garden, double glazed windows to rear and side aspect, range of fitted cupboards and drawers, space for fridge/freezer, space and plumbing for washing machine and dryer, work surface areas, ceramic tiled flooring.

### Wet Room

1.76m x 1.98m (5' 9" x 6' 6")

Double glazed window to rear aspect, shower area, hand wash basin, W.C, radiator, extractor fan, fully tiled walls, wall mounted electric heater, waterproof flooring.



#### **Bedroom Four**

3.25m x 2.73m (10' 8" x 8' 11")

Currently serving as an excellent Study, double glazed window, radiator, fitted wardrobe, fitted carpet.

#### **Dining Room**

3.31m x 3.30m (10' 10" x 10' 10") (Max)

Double glazed window to front aspect, radiator, stairs to first floor, under stairs storage units which pull out for efficient and easy use, additional storage cupboard, lovely views, varnished floorboards, door leading through to:

#### **Bedroom One**

4.81m x 3.13m (15' 9" x 10' 3")

Lovely Master Bedroom offering fantastic views and space, double glazed sliding doors to front Garden, radiator, Walk in wardrobe, engineered oak flooring, door leading through to:

#### **En-suite**

2.00m x 1.57m (6' 7" x 5' 2")

Double glazed window, stylish suite comprising large shower cubicle, pedestal hand wash basin, W.C heated chrome towel radiator, fully tiled walls, engineered oak flooring.

### **First Floor**

#### **First Floor Landing**

Fitted carpet, doors leading off to Bedrooms Two and Three.

#### **Bedroom Two**

4.53m x 3.14m (14' 10" x 10' 4")

Spacious double bedroom, offering superb far reaching Countryside and Estuary views, double glazed window, radiator, laminate flooring, door leading through to:

#### **Office/Storage**

Double glazed window, radiator, flexible usage room, could be an ideal Cot room but also offers excellent En-Suite potential to mirror Bedroom One.

#### **Bedroom Three**

3.10m x 2.91m (10' 2" x 9' 7")

Large Velux window, radiator, laminate flooring, door leading through to:

#### **En-Suite**

3.10m x 1.77m (10' 2" x 5' 10") (Max)

Shower with bi-fold door, W.C, radiator, extractor fan, laminate flooring, doors leading through to loft storage.

#### **Outside**

To the front of the property is a private driveway, providing off road parking. This leads to a good sized garage/workshop and pathway to entrance porch. There is an attractive mature garden to the front and a low maintenance courtyard garden to the rear, along with greenhouse.

#### **Property Facts**

Vendor Position. Needs to find a property.

Age of Property. 1930's.

Distance to nearest Town. Barnstaple. Approx. 1.5 Miles.

Nearest Medical Centre. Litchdon. Newport.

Nearest Primary School. Newport.

Nearest Secondary School. Park Community College. Newport.

Barnstaple Train Station. 1.3 Miles.

#### **SERVICES**

Mains Connected, Gas, Electric and Water.

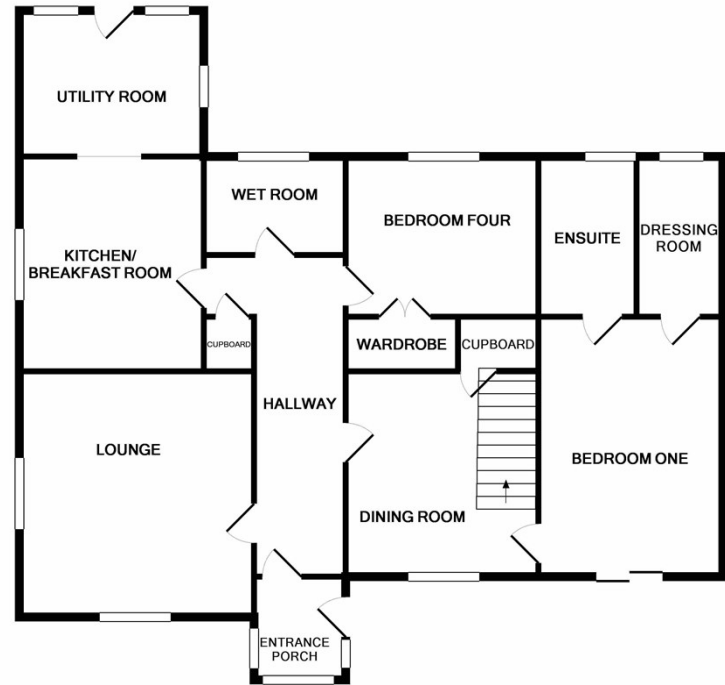
#### **SERVICES**

#### **DIRECTIONS**

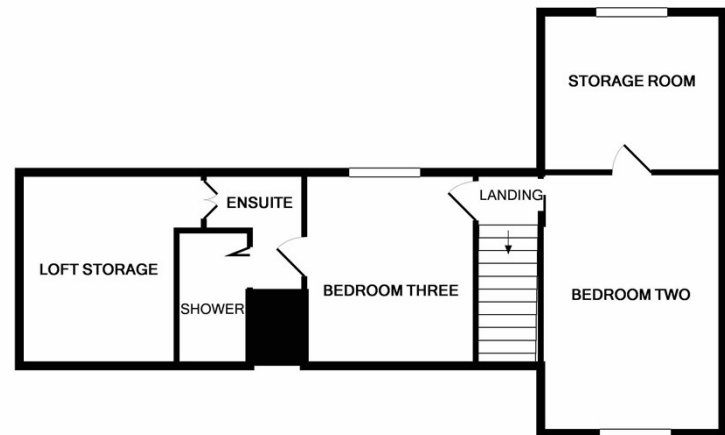
Travel up Newport Road and continue onto the Landkey Road. Turn right into River View up hill. Take the first left turn up driveway. Long View is the first property to be found, on the left hand side.

#### **DIRECTIONS**

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GROUND FLOOR



1ST FLOOR

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.







