



15, Dunlin Drive



STAGS

15, Dunlin Drive

Yelland, Barnstaple, EX31 3TX

Instow 1.5 miles; Barnstaple 5 miles

An impressive 5 bedroom detached residence with double garage close to Tarka Trail and Instow beach

- Walking distance to the Tarka Trail
- Truly Impressive Home
- 5 Bedroom & 3 Bathrooms
- Open plan Kitchen/Diner
- South facing landscaped garden
- Driveway parking for 4
- Detached double garage
- No onward chain
- Freehold
- Council tax band F

Guide Price £545,000

SITUATION

Situated in a wonderful tree lined, no through road with direct access onto the Tarka Trail and children's play area.

The neighbouring village of Fremington is within 2 miles and offers a selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field and regular bus service connecting with Bideford and Barnstaple. Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail.

Instow is within a short drive or cycle on the tarka trail and is highly desirable and offers an excellent range of amenities and leisure pursuits as well as the sandy beach as well as the North Devon Yacht Club. Other amenities include local shops with Delicatessen/Post Office/Café, Hotel, Primary School and a variety of Pubs and Restaurants. At the far end of the Village is the Cricket Club and there are regular bus routes to local towns as well as a ferry to Appledore across the Estuary.



DESCRIPTION

15 Dunlin Drive is a beautifully presented detached home on a private 'no through' road. Built in 2021 by David Wilson Homes, the property presents brick elevations beneath a tiled roof. 'The Manning' design comprises of five double bedrooms, three bathroom and two/three reception rooms and benefits from drive way parking for up to four vehicles and a detached double garage, the south facing rear garden has been cleverly designed by the owners and really does complement the house.

ACCOMMODATION

A composite front door leads to the spacious entrance hall with LVT oak effect flooring which continues on the ground floor, under stairs cupboard with light and WC. The office/bedroom 6 is a perfect space for working from home but could also be used as an additional guest bedroom. The sitting room benefits from French doors leading out to the rear garden. The wonderful open plan kitchen/breakfast room also includes space for sofas, table etc and with French doors leading directly out to the garden, a contemporary fitted kitchen with quartz worktops, central island and integrated AEG appliances including; wine cooler, fridge freezer, double oven and electric hob and extractor above. A separate utility room includes matching units and worktops, plumbing for white goods and door to the driveway. The last of the reception rooms is a dining room with bay window to the front, however this room could be used as a family TV room, play room etc.

The first floor includes a galleried landing with 5 double bedrooms. Bedrooms 1 & 2 benefit from built in wardrobes and stylish en-suite bathrooms. The family bathroom includes a shower cubicle, side panel bath, WC and sink.

OUTSIDE

At the front of the property there is a pretty front garden with stocked borders and space for seating. To the side there is a double driveway with EV charging point and double garage with up and over doors.

At the rear of the property there is a wonderful south facing, landscaped garden with gated access to both sides. The garden offers a large porcelain tiled terrace- perfect for outdoor dining, areas of level lawn, further seating option and all surrounded by red brick borders and an assortment of plants and shrubs. Cold water tap. and lighting. Outside power points.

SERVICES

All mains services connected, fibre broadband and solar panels.

AGENT NOTE

We understand there will be an annual charge of £300 p/a for the communal areas and private road.

6 years remaining on NHBC building warranty



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.

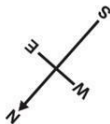


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	98
(81-91)	B	
(69-80)	C	99
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,
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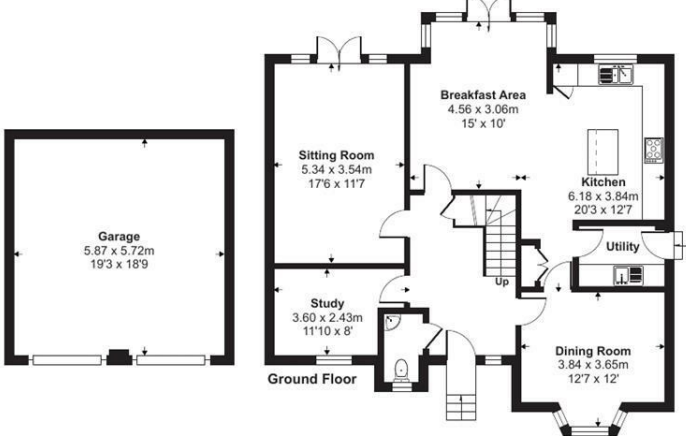
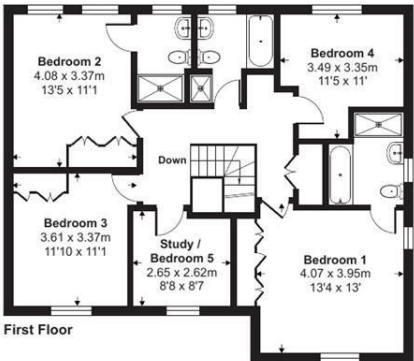
barnstaple@stags.co.uk

01271 322833



Approximate Area = 1969 sq ft / 182.9 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 2330 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1328875



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