



3 Newlands, Barnstaple, EX32 0NJ

£300,000

A beautifully refurbished three-bedroom home in the sought-after village of Landkey, featuring a brand-new kitchen, bathroom, and conservatory. Offering generous gardens with useful outbuildings, off-road parking, and no onward chain, this move-in ready home perfectly blends modern comfort with village charm.

Description

We are delighted to bring to the market this beautifully refurbished three-bedroom home, situated in the ever-popular village of Landkey. Finished to a high standard throughout, the property perfectly combines modern living with a charming village setting, and with no onward chain, the move couldn't be simpler.

The accommodation comprises an inviting entrance hall leading to a bright sitting room and a modern open-plan kitchen/dining room – the perfect space for family meals and entertaining. There is also a very convenient utility room and downstairs WC, a great addition for family living. To the rear is a new conservatory, providing a light-filled area for year-round enjoyment and creating a wonderful connection to the garden.

Upstairs, there are three well-proportioned bedrooms together with a stylish four-piece family bathroom featuring both a separate bath and shower for added comfort and luxury. The property has been comprehensively updated with a brand-new kitchen and bathroom, newly fitted flooring, rewiring, and a new gas central heating system, ensuring it is completely move-in ready.

Outside, there is a generous garden complemented by a range of useful outbuildings, including a workshop, shed, and storage room – ideal for hobbies or practical storage. The property also benefits from both on-road and off-road parking, adding to its everyday convenience.

Located in a peaceful position within walking distance of the village amenities and just a short drive from Barnstaple, this superb home offers modern comfort, excellent outside space, and a welcoming community setting.

Living Room 15'3" x 11'10" (4.66 x 3.63)

Kitchen / Dining Room 18'11" x 15'10" (5.77 x 4.84)

WC

Bedroom 1 15'3" x 9'2" (4.66 x 2.81)

Bedroom 2 11'2" x 9'3" (3.42 x 2.84)

Bedroom 3 10'0" x 8'10" (3.05 x 2.71)

Conservatory 10'7" x 7'4" (3.24 x 2.26)

Outbuildings 15'1" x 8'10" (4.60 x 2.70)

Information

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - C - 72 - Potential B - 81

Nearest Town - Barnstaple - 3.4 miles

Nearest Bus Stop - 50 yards Meadow Close

Nearest Pub - 0.4 miles to The Castle Inn

Seller's position - No onward chain

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Floor Plan

Newlands, Landkey, Barnstaple, EX32

Approximate Area = 1128 sq ft / 104.7 sq m

Outbuilding = 134 sq ft / 12.4 sq m

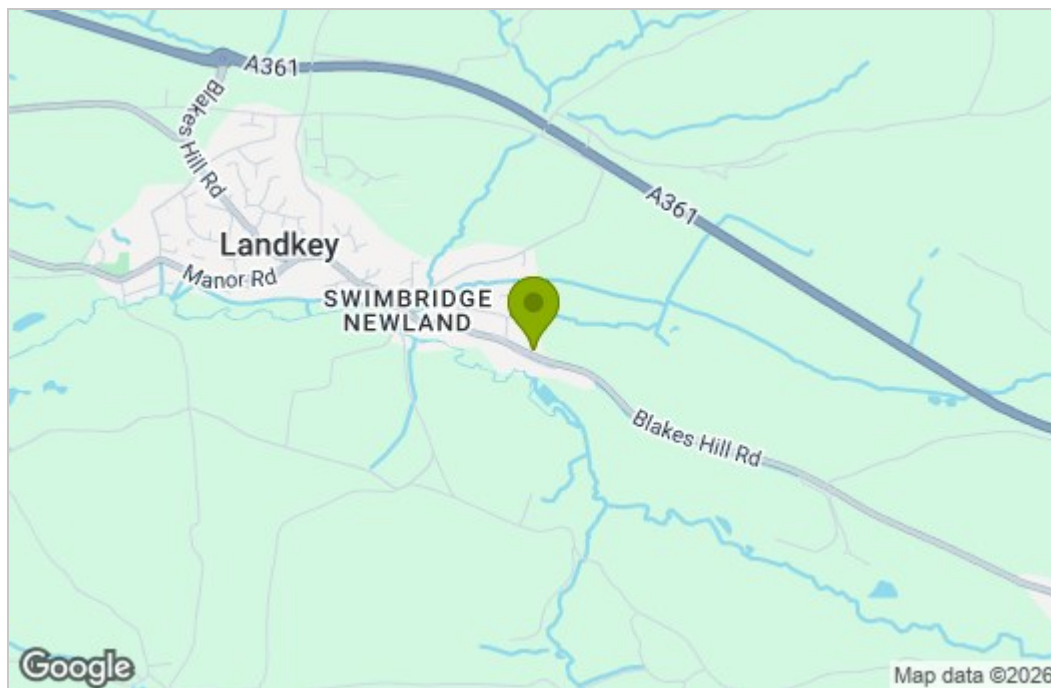
Total = 1262 sq ft / 117.1 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Springfield (UK) Ltd (Colliers Properties). REF: 1372621

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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