Collyers
PROPERTIES









8 Drake Avenue, Barnstaple, EX31 3GN

£360,000

A striking three-bedroom eco-friendly home in sought-after Yelland, offering light-filled contemporary living, countryside views, a private garden, balcony, garage and excellent energy efficiency.

Description

Beautifully designed with contemporary living and energy efficiency at its heart, this impressive Sun House occupies a desirable position within the sought-after village of Yelland, close to the Tarka Trail, the Taw Estuary and North Devon's spectacular coastline.

The property immediately stands out for its striking modern design and abundance of natural light. Expansive floor-to-ceiling glazing creates a wonderfully bright and spacious interior, with the centrepiece of the home being the superb open-plan kitchen, dining and living area. Designed equally well for relaxed family life and entertaining, the space flows effortlessly from one area to the next, while large windows and glazed doors provide a seamless connection with the garden and countryside beyond.

The contemporary kitchen is beautifully incorporated into the open-plan layout, creating a sociable hub where cooking, dining and relaxing can all be enjoyed together. The extensive glazing enhances the feeling of space throughout and allows the changing seasons and surrounding landscape to become part of the home.

There are three generously proportioned bedrooms, providing flexible accommodation for families, professionals or those looking for a stylish North Devon retreat. The impressive principal bedroom is complemented by its own en-suite shower room, while the remaining bedrooms offer excellent space for family, guests or home working.

Outside, the private rear garden is a particularly attractive feature, enjoying a peaceful outlook across the adjoining fields. A combination of lawn and patio creates plenty of space for outdoor dining, entertaining and relaxing, while the sunny first-floor balcony provides an idyllic spot to sit with a morning coffee or an evening drink whilst taking in the countryside views.

Sustainability and comfort have been carefully considered throughout the property. Underfloor heating is provided throughout and powered by a highly efficient Daikin air source heat pump, helping to deliver comfortable year-round living whilst keeping energy efficiency firmly at the forefront.

Further practical benefits include a single link-detached garage, driveway parking and the added reassurance of approximately two years remaining on the property's original 10-year structural warranty.

Yelland is ideally positioned for enjoying everything North Devon has to offer. The renowned Tarka Trail is close at hand, providing miles of scenic walking and cycling routes, while the waterside villages of Fremington and Instow are within easy reach. Beautiful beaches, countryside, local amenities and Barnstaple are also readily accessible.

Combining striking contemporary architecture, impressive natural light, countryside views and excellent energy efficiency, this exceptional home offers an outstanding opportunity to enjoy modern living in one of North Devon's most convenient coastal locations.

Lounge 17'2" x 15'3" (5.24 x 4.66)



Kitchen 9'10" x 6'11" (3.01 x 2.11)



Bedroom 1 10'10" x 9'4" (3.32 x 2.85)



Bedroom 3 15'10" x 13'4" (4.85 x 4.07)



Ensuite 9'3" x 4'6" (2.84 x 1.38)



Balcony 16'2" x 4'6" (4.95 x 1.38)



Bedroom2 12'8" x 8'9" (3.87 x 2.68)



Bathroom 7'3" x 5'7" (2.22 x 1.71)



Garden




Information

Age - 2022
Tenure - Freehold
Heating - Air Source Heat Pump
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band D
EPC Rating - B

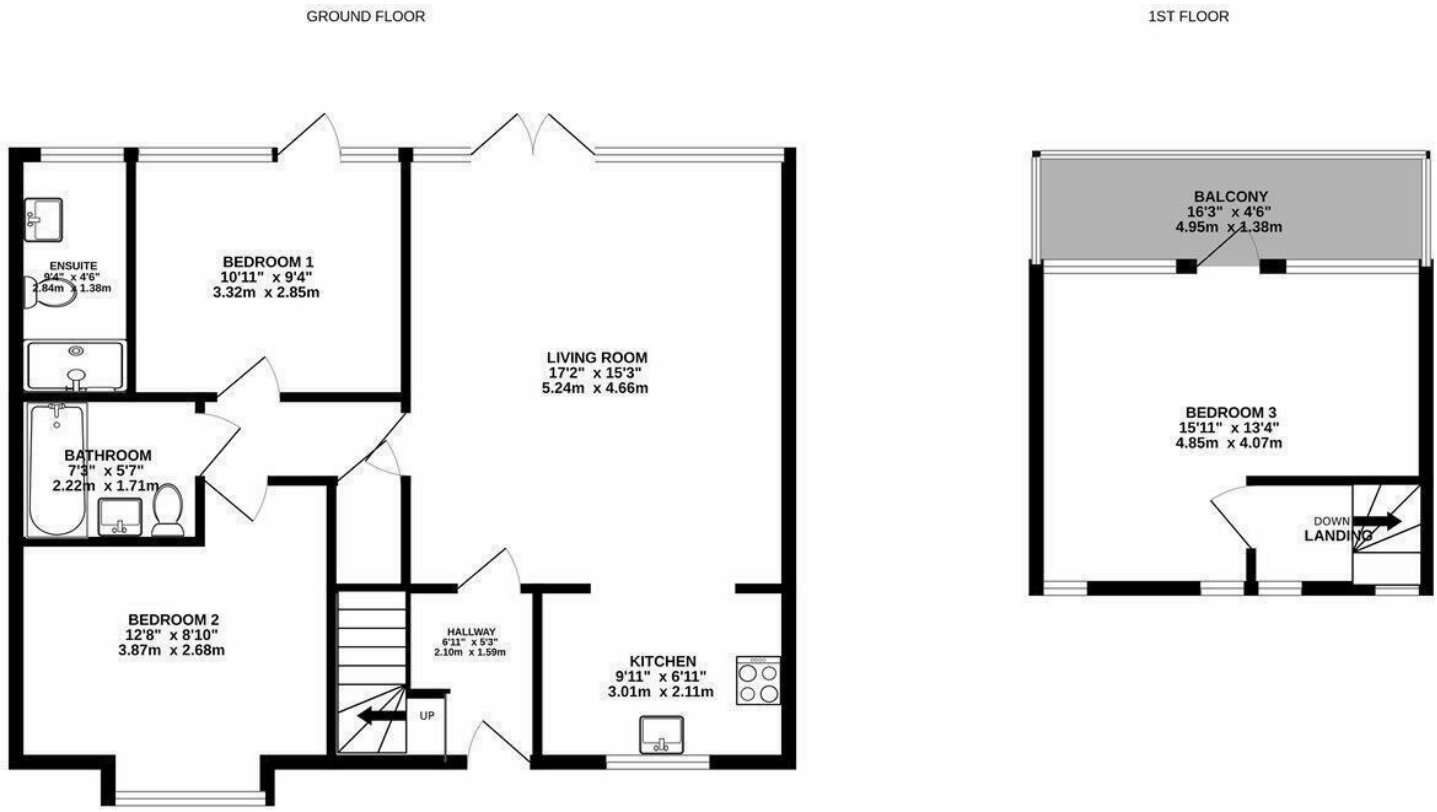
Note

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. Photos may have been digitally enhanced and edited.

AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan



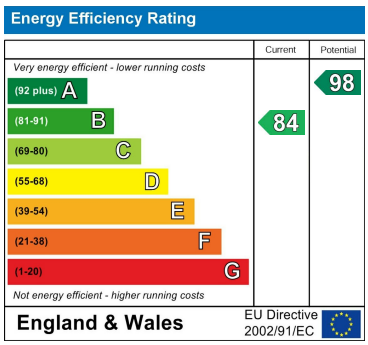
TOTAL FLOOR AREA : 963sq.ft. (89.5 sq.m.) approx.

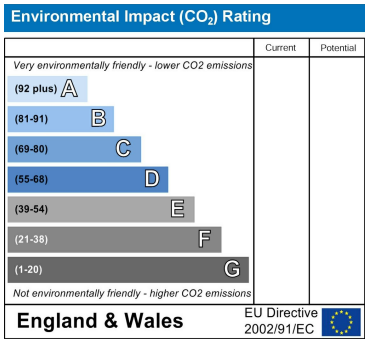
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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