



Aljay, 5a West Yelland  
Barnstaple, Devon EX31 3EX

Price Guide £335,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A chalet style 3 bedroom detached house (1 en-suite) originally built approximately 15 years ago and updated to a very high standard within the last 3 years by the present owners. Being a chalet the accommodation is adaptable benefitting from a ground floor bedroom and bathroom and two first floor bedrooms, one with an en-suite shower room. The house is set in a generous plot, has views in the distance towards the estuary and there is a large garage building consisting of two independent garages which, subject to the usual consents, could be converted to provide more accommodation or an annexe. No onward chain.

West Yelland is approximately midway between the towns of Bideford and Barnstaple and borders the popular coastal resort of Instow approximately one mile distant. Instow has an excellent primary/junior school, village shops, post office, pubs, restaurants and a superb beach. There are also some lovely walks along the Tarka Trail.

Bideford (approx. 4 miles) which offers a wide range of national and local shopping facilities including banks and schools and is on the local bus route. The regional centre of Barnstaple which is 4 miles away offers an excellent range of local and national high street shops, banks and leisure facilities, as well as the historic Pannier Market and Butchers Row.



Entrance Door to

#### **ENTRANCE LOBBY**

Wood effect flooring running through to

#### **ENTRANCE HALL**

Video entry phone system and cupboard under stairs. Attractive modern staircase with glass and stainless steel balustrade.

#### **SITTING ROOM**

**5.03m x 4.35m (16'6" x 14'2")**

A bright double aspect room with bay window overlooking the rear garden with distant views to the estuary beyond. The wall mounted flat screen television and surround sound as well as recessed DVD equipment is available by separate negotiation if required.

#### **G/F BEDROOM 3/ SEPARATE DINING ROOM**

**3.96m x 3m (13' x 9'10")**

Mirror fronted wardrobe cupboards along one wall, views over the front garden and beyond.

#### **KITCHEN/BREAKFAST ROOM**

**4.7m x 3.12m (15'5" x 10'3")**

Approached via an opaque sliding glazed door from the entrance hall and fitted with excellent range of units in light wood effect topped by marble effect rolled edge work surfaces, incorporating 1½ bowl stainless steel sink, drawers and cupboards beneath, matching wall mounted cupboards, ladder cupboard, fitted breakfast bar with cupboards beneath, fitted appliances include Neff oven, Neff microwave, Neff halogen hob, stainless steel extractor hood above, integrated dishwasher, integrated fridge and freezer.

#### **STUDY/UTILITY ROOM**

**3.10m x 1.78m (10'2" x 5'10")**

Fitted with a range of wall mounted cupboards, boiler cupboard housing wall mounted gas fired boiler for central heating and domestic hot water, recess for upright fridge/freezer.

#### **BATH/SHOWER ROOM**

**3.05m x 2.16m (10' x 7'1")**

A spacious room fitted to a high standard with corner bath, hand held shower attachment, corner shower cubicle with steam facility, wash hand basin, low level w/c, 3 mirror fronted toiletries cabinets, porcelain tiled walls and flooring, ladder style heated towel rail/ radiator, extractor fan.

### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

**4.42m x 4.27m (14'6" x 14')**

Views over rear garden, range of fitted bedroom furniture to one wall with central double bed recess and bridge cupboards above, recessed dressing area fitted with 6 storage cupboards, further storage under eaves, opaque glazed door to door to

#### **EN-SUITE SHOWER ROOM**

Shower cubicle with aqua board surround, wash hand basin, low level w/c, aqua board walls.

#### **BEDROOM 2**

**4.42m x 3.10m (14'5" x 10'2")**

Fine double aspect views. Some restricted head height. Wall mounted air conditioner.

#### **OUTSIDE**

The property is approached from the road through a pair of solid wooden gates, there is ample parking and space for motor home, in front of a pair of **GARAGE BLOCK CONSISTING OF TWO GARAGES**, the garage to the left **6.40m x 3.81m (21' x 12'6")** is fitted with wash hand basin and w/c, there is power and light in both and an outside water tap as well as rainwater holding tank for washing cars or watering the garden. The second garage measures **5.3m x 3.05m (17'5 x 10')** A meandering pathway leads from the drive to the **FRONT** of the property this is flanked by lawn, there is a sunken paved terrace, mature area of shrubbery and a deck with side access which passes beneath a palm tree and leads to the **REAR GARDEN** where there is a further area of deck, a good sized level lawn and mature shrubs including a camellia, all fence enclosed with hedge beyond.

#### **AGENTS NOTE**

We understand that there is a development planned on the opposite side of the road to the property, the vendors have a site layout plan which shows that the view should be protected in terms of the height of the proposed dwellings and also the main sight line will be down an avenue which leads to the various bungalows and houses.

**Services:** All main services, gas fired central heating. UVPC double glazing. Air conditioning to first floor. The fitted carpets and blinds are included in the sale.

**Energy Performance Certificate:** C  
**Council Tax Banding:** D

#### Directions

From the Heywood A39 roundabout turn right towards Barnstaple and take the first left signposted to Instow. Follow the road through Instow village into West Yelland (the B3233). Take the turning on the right into Lagoon View and the entrance to Aljay can be found as the first driveway on the left.



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