



6, West Yelland



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Yelland, Barnstaple, Devon EX31 3EY

Instow - 1.5 miles. Barnstaple - 4.8 miles

A well-presented detached four bedroom chalet-style residence in the sought-after location of West Yelland - conveniently positioned for Instow, Fremington & Barnstaple

- A spacious & stylishly presented detached house
- Four generously proportioned double bedrooms
- Generous front & rear gardens with composite decking
- Detached single garage
- Council Tax Band D
- Open-plan L-shaped Kitchen, Dining & Living space
- Two bathrooms - one on each floor
- Ample driveway parking for at least four vehicles
- Freehold

Guide Price £525,000

SITUATION & AMENITIES

West Yelland is a popular residential location conveniently positioned for access to the North Devon coast and surrounding towns and villages. The famous Tarka Trail is within easy reach and provides a scenic route towards the beautiful village and beach at Instow, approximately 1.5 miles away. Instow offers a selection of shops and amenities, together with pubs, restaurants, a hotel, cricket club and yachting club. Further local amenities can be found at Fremington, approximately one mile away, where Fremington Quay also provides access to the Tarka Trail. Bideford, the historic port and market town, is approximately five miles away, while Barnstaple town centre is also around five miles and provides an extensive range of business, commercial, leisure and shopping facilities, together with a theatre, cinema, hospital and range of schools.

The North Devon Link Road provides easy access towards the M5 and the wider motorway network, while Tiverton Parkway offers rail services to London Paddington in just over two hours. The renowned coastal and surfing beaches of Croyde, Putsborough, Saunton and Woolacombe are all within easy reach, with Saunton also home to its highly regarded Championship Golf Course. Exmoor National Park is also within a short drive. Regular bus services operate nearby, providing access to the surrounding towns and villages.



DESCRIPTION

6 West Yelland is a well-presented detached chalet-style property, situated in a convenient and popular residential location close to Instow, Bideford and Barnstaple. The property provides flexible accommodation arranged over two floors, with two double bedrooms (one currently used as a TV room) and a bathroom on the Ground Floor and two further double bedrooms and a bathroom on the First Floor. The main living accommodation includes an impressive L-shaped open-plan kitchen, dining and living space positioned to the rear, with windows and doors overlooking and opening onto the garden. Outside, the property benefits from a generous driveway providing parking for at least four vehicles, attractive front and rear gardens with an attractive summerhouse, and a detached single garage.

ACCOMMODATION

Ground Floor

The welcoming entrance hallway provides a pleasant introduction to the property, with a particularly attractive feature being the view straight through towards the rear garden. This area benefits from a useful storage cupboard - which includes space for a washer and dryer. Bedroom 4 (currently arranged as a TV room) is positioned to the front elevation and provides a comfortable and flexible space for relaxing, particularly during the colder months. The further Ground Floor double bedroom is generously proportioned and benefits from built-in storage, providing excellent flexibility for those seeking single-level accommodation or a useful guest bedroom. There is a shower room which is accessed from the hallway, comprising a shower, wash hand basin and wc. Much of the Ground Floor benefits from attractive engineered oak flooring. To the rear of the property is an impressive L-shaped open-plan kitchen, dining and living area. A range of windows and doors extends across the rear elevation, creating a particularly light and airy space while providing a strong connection with the garden. The kitchen has been fitted to a high standard with modern units, complemented by a central island providing additional preparation. The open-plan arrangement creates an excellent space for both everyday family life and entertaining.

First Floor

The First Floor provides two further generously proportioned double bedrooms, positioned to the front and rear elevations. Both bedrooms benefit from ample built-in storage. The principal bedroom is positioned to the rear and benefits from an air-conditioning unit, providing welcome comfort during the warmer summer months. A bathroom serves the First Floor bedrooms.

OUTSIDE

The property is approached via a generous driveway extending to the front and side elevations, providing parking for at least four vehicles. The front garden is predominantly laid to lawn and complemented by established shrubs and planting. A detached single garage is positioned towards the rear of the property, providing excellent additional storage and workshop space. The rear garden is accessed directly from the open-plan kitchen, dining and living area, with composite decking providing an excellent space for outdoor seating and Al fresco dining. Beyond this is an established garden with mature shrubs and hedging together with areas of lawn, creating a pleasant and private outdoor space. been landscaped, with extensive riven stone patio, grassed area, hedging and summerhouse (fully insulated with power and light connected). This lovely space can be accessed either via the composite decking from the house, or down either side of the house via gates.

SERVICES

All mains services are connected.



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Energy Efficiency Rating		
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		
Not energy efficient - higher running costs		
	Current	Potential
	75	81
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1481 sq ft / 137.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1616 sq ft / 150 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 2026. Produced for Stags. REF: 1513919



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