

Superb And Spacious Detached House

Lindfield Bickington, Barnstaple, Devon, EX31 2LP

Guide Price

£525,000



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Perfect For Those Seeking A Dual Occupation Property

Lindfield Bickington, Barnstaple, Devon, EX31 2LP



2 BEDROOM ANNEXE! Conveniently situated in the popular Barnstaple village of Bickington, this is a superb opportunity to acquire a detached property providing 3 bedroom main accommodation and a fantastic 2 bedroom annexe. The accommodation is highly adaptable and extremely versatile and will no doubt appeal to those needing a home that lends itself to dual occupation or even those who are looking to maybe utilise their hospitality skills and run an "Air BnB" style enterprise.

The property itself benefits from immaculately presented and tastefully decorated accommodation, with the upstairs having been recently extended which briefly comprises; entrance hall, 19ft sitting room with feature fireplace, superb modern fitted kitchen/breakfast room that has a wide range of wall and base units with ample working surfaces over, large conservatory that connects the main house and the annexe, 2 double first floor bedrooms and bathroom with separate shower cubicle, whilst to the ground floor there is a further good size double bedroom and a ground floor shower room recently re-fitted.

The annexe accommodation which will suit a wide range of uses, is well presented and comprises of a generous sitting room with French doors out to the rear garden, attractive and modern re-fitted kitchen with integrated appliances, a large ground floor double bedroom with newly re-fitted en-suite shower room, a first floor double bedroom and bathroom with 3 piece suite.

Lindfield has so much to offer that Phillips Smith & Dunn do highly recommend a viewing at your earliest convenience to fully appreciate this wonderful home.

LOCATION

Bickington caters well for everyday needs with amenities which include Bickington stores/post office, a public house and hairdressers with a new primary school nearby as well. A regular bus service operates within the area with frequent connections to and from the town.

Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre.

From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Porch

Sitting Room 5.84m x 3.53m (19'2" x 11'7")

Kitchen/Dining Room 4.52m x 4.09m (14'10" x 13'5")

Shower Room

Bedroom 1 3.29m x 6.76 into window recess (10'9" x 22'2" into window recess)

Bedroom 2 3.86 x 3.02 (12'7" x 9'10")

Bedroom 3 3.25m x 3.00m (10'8" x 9'10")

Bathroom 2.59 x 2.47 (8'5" x 8'1")

Conservatory 6.10m x 2.82m (20' x 9'3")

Annexe Sitting Room 6.05m x 3.73m (19'10" x 12'3")

Annexe Kitchen 4.47m x 3.00m (14'8" x 9'10")

Annexe Bedroom 1 5.41m x 3.00m (17'9" x 9'10")

En Suite Shower Room

Annexe Bedroom 2 4.50m x 3.25m (14'9" x 10'8")

Annexe Bathroom 2.51m x 1.80m (8'3" x 5'11")





Lindfield is situated centrally in its generous plot and offers plenty of off road parking to the front of the property with gated side pedestrian access taking you to the rear garden that offers a sunny aspect and is mainly laid to lawn with a timber shed to the side of the property.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - Band C - Annexe -Band B

EPC rating - C (Expired)



DIRECTIONS

From Barnstaple continue over the long bridge and up the new Sticklepath Hill. Continuing over the roundabout and at The Cedars roundabout continue over signposted Bickington and Fremington. Upon reaching Bickington, continue down the hill and past the garage on the left, continue along and Lindfield will be found on the left just before the turning right into the Babbages and the local shop.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



GROUND FLOOR



1ST FLOOR



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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