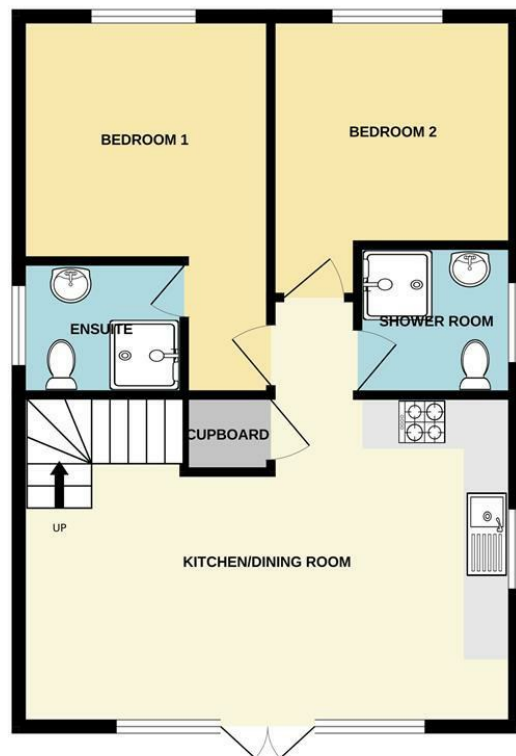
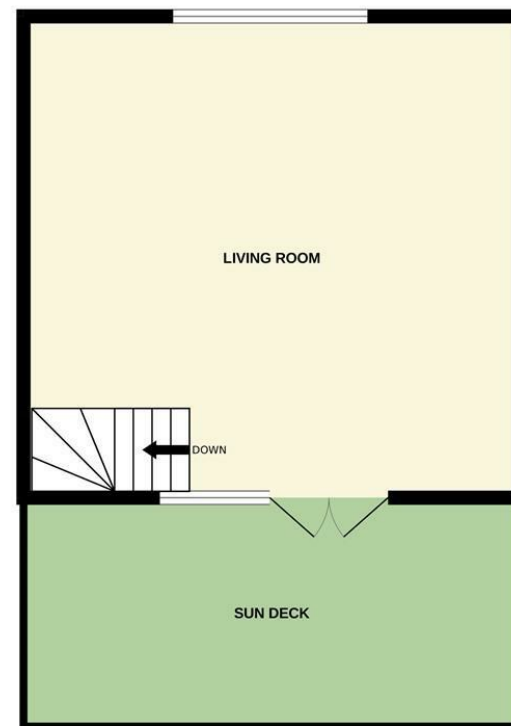


GROUND FLOOR



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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## Directions

Head out of Barnstaple via the A377 towards Umberleigh. Continue along this road for 11 miles through Fishleigh Barton & Umberleigh. You will reach a few houses with a signpost reading 'NWF Hill' on your right. Take this right hand turning, drive up the hill for just over half a mile and take the right hand turning to Forest Park Lodges. Follow the road around staying on the bottom lane. Number 34 will be situated on your left hand side as you drive through the development.

**Looking to sell? Let us  
value your property  
for free!**

**Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)**

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## 2 Bed Detached Lodge

34 Forest Park Lodge Kingford, High Bickington, Umberleigh, Devon, EX37 9BN

- Breathtaking Countryside Views
- NO CHAIN!
- Large Open Plan Living Room
- Amazing Sun Deck
- Communal Swimming Pool
- Off Road Parking

Guide Price

**£160,000**





## Overview

Situated on the outskirts of High Bickington, this beautifully presented two-bedroom detached lodge offers a peaceful retreat with stunning views over the surrounding countryside and woodland. Perfect for those seeking a blend of comfort and nature.

Upon entering, you are welcomed into a bright and airy open-plan kitchen diner, where large glass panels and French doors flood the space with natural light. The modern kitchen is thoughtfully designed with a range of base and eye-level units, a fitted electric oven, a four-ring gas hob, and designated fittings for a dishwasher and washing machine. There is also space for a fridge freezer, while a spacious understairs cupboard provides valuable storage.

To the rear, two generously sized double bedrooms offer comfortable accommodation. The larger of the two boasts a private en-suite shower room, while a second shower room is conveniently located opposite.

Upstairs, the impressive 36-square-metre living room provides a fantastic space to relax and entertain. French doors open onto a large sun deck.

Additional information:

The current owners have used the property as a short term holiday rental and the property has been generating an income between £13,000 - £15,000 per annum since their ownership.  
Ground Rent, Standing Utility Charge & Service Charge: £2,114 per annum.  
Swimming Pool Charge: £450 + VAT per annum.

## Services

LPG Gas, Mains Electric

## Council Tax band

A

## EPC Rating

D

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Outside

To the outside of the property you have a large sun deck; ideal for outdoor dining, enjoying the fresh air, and taking in the breathtaking scenery. Some neighbouring properties have even added hot tubs to make the most of the tranquil surroundings and visiting wildlife. For added leisure, a communal pool is available during the warmer months, providing the perfect spot to cool off and unwind. With its spectacular setting and well-designed interior, this lodge offers a truly unique and inviting countryside escape.

The property has a single off road parking space situated to the front.

## Room list:

**Kitchen/Dining Room**  
6.40m x 4.20m (20'11" x 13'9")

**Bedroom 1**  
3.20m x 3.10m (10'5" x 10'2")

**En Suite Shower Room**  
2.10m x 1.70m (6'10" x 5'6")

**Bedroom 2**  
3.10m x 3.10m (10'2" x 10'2")

**Shower Room**  
2.00m x 1.90m (6'6" x 6'2")

**Under Stair Cupboard**

**Living Room**  
6.30m x 6.10m (20'8" x 20'0")

**Balcony/Sun Deck**  
6.40m x 3.20m (20'11" x 10'5")

**Allocated Parking Space**

