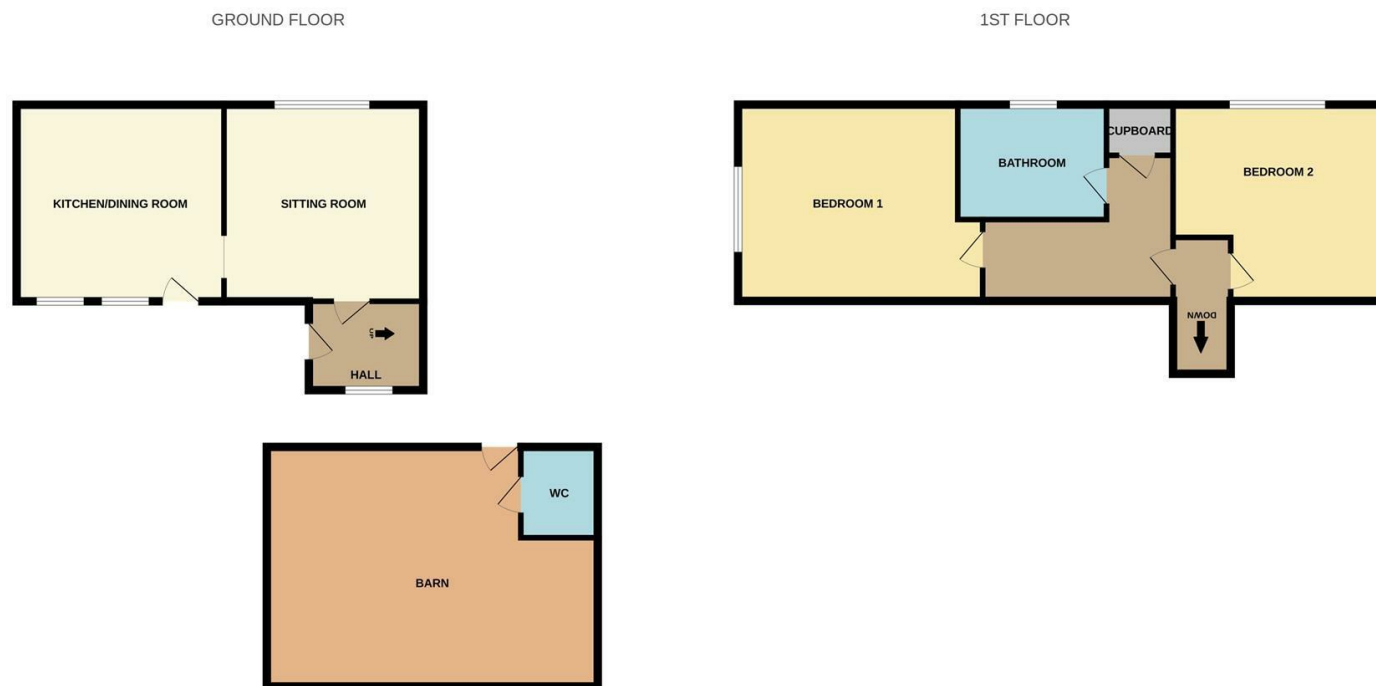




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025



Delightful 2 Bedroom Character Cottage

Homestead Cottage Bickington, Barnstaple, Devon, EX31 2JG

Asking Price

£300,000

- Semi-Detached Grade II Listed Cottage
- Full Of Charm & Character
- Beautiful Vaulted Bedroom Ceiling
- Fantastic 2 Storey Barn
- Off Road Parking
- Secret Garden

Directions

Heading out of Barnstaple up Sticklepath Hill from the 'Stonehenge' roundabout. Head up to the roundabout on Sticklepath Hill, continue on the A3125 until you get to the Cedars roundabout. Take the 2nd exit straight over onto the Bickington Road. Continue on into Bickington and Homestead Cottage will be found on your right hand side

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

Call 01271 327878

or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Overview

Situated in the popular village of Bickington is this delightful 2 bedroom semi detached cottage that is full of charm and character.

A wooden front door opens into a welcoming entrance lobby with a staircase leading to the first floor, setting the scene for this characterful home. The sitting room offers warmth and charm, with a brick-arched fireplace housing a wood-burning stove, a secondary glazed window with window seat, and a relaxed, rustic feel. The kitchen is a bright dual-aspect space, well fitted with a Belfast-style sink, worktops, base and wall units, and space for appliances. A part-glazed door with side screen opens to the garden, bringing the outside in.

Upstairs, Bedroom Two features a secondary glazed front window, a former fireplace with tiled surround and wooden mantle, exposed beams, and part-panelled walls. The main bedroom is a spacious dual-aspect room with an arched gable window, additional Velux-style windows, exposed beam work, and wooden flooring. A cupboard houses the gas boiler serving the central heating and hot water system. The bathroom includes a four-piece suite with a panelled bath and mixer shower, a corner shower cubicle, pedestal basin, and low-level WC. Tiled splashbacks, a front-facing window, chrome heated towel rail, and vinyl flooring complete the space.

Agents Note: Please note that the property is subject to a ‘flying freehold’. Additionally, please be advised that 2 neighbouring properties have a pedestrian right of way across the side of the access drive.

Services

All main services connected

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

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



Outside

The property is approached through a charming slated Lychgate, opening onto the driveway parking and turning area. Beside this is a neatly lawned garden with flower borders and a paved pathway leading around the grounds. Adjacent stands a traditional two-storey barn that offers scope for further development—whether as additional accommodation or for alternative uses, subject to the necessary planning permissions. Behind the barn lies a beautifully secluded ‘Secret Garden’—an enclosed, private retreat with seating areas set among mature plants and shrubs, ideal for quiet enjoyment or entertaining.



Room list:

Entrance Hall

Sitting Room

4.25 x 4.19 (13'11" x 13'8")

Kitchen

4.40 x 4.19 (14'5" x 13'8")

FF Landing

Bedroom 1

5.29 max x 3.89 max (17'4" max x 12'9" max)

Bedroom 2

3.89 max x 3.12 max (12'9" max x 10'2" max)

Bathroom

3.18 max x 2.44 max (10'5" max x 8'0" max)

Gf Barn

7.05 x 5.11 (23'1" x 16'9")

FF Barn

7.05 x 5.11 (23'1" x 16'9")