



Immaculate Large Four Bed Detached Home

9, Fairways Drive, High Bickington, Umberleigh, EX37 9BY

Guide Price

£575,000

- Beautiful South Facing Garden
- Two Golf Course Memberships (included within title deeds)
- Modernised Bathrooms
- Spacious Double Driveway
- Impressive 30ft Living Room
- Immaculately Presented Throughout
- Principal Suite
- Countryside Views
- Plenty of Storage

Directions

From Barnstaple take the A377 road at the Bishops Tawton roundabout, passing through the village of Bishops Tawton. Follow this road turning right as indicated to Atherington, then from Atherington village as signposted to High Bickington. Proceed through the village of High Bickington and after less than a mile on your right enter Libbaton Golf Club. Follow the tarmac road, into the car park and bearing to your right. Follow this road and bear right. Number 9 is the 2nd house on the left.

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Property Description

Striking First Impressions

Approached via a generous driveway with parking for up to four vehicles, the property immediately impresses with its well-maintained frontage and elevated position. A set of steps leads to the front door, opening into a spacious entrance hall with ample room for coats and shoes—setting the tone for the generous proportions throughout.

Stylish Kitchen Diner & Utility Room

To the left of the hall lies a contemporary kitchen diner, thoughtfully designed with functionality and entertaining in mind. It features an integrated dishwasher, electric oven and hob, a built-in fridge, and a dual sink with drainer. The kitchen is complimented by a wealth of base and eye-level cabinetry, abundant counter space, and a breakfast bar with room for informal dining, in addition to space for a family-sized breakfast table. Just off the kitchen is a practical utility room, perfect for managing daily tasks discreetly.

Expansive Living Room

The standout living room spans over 450 square feet and offers a beautiful space to relax and unwind. Triple-aspect windows flood the room with natural light, a charming feature fireplace adds character, and French doors open directly onto a sun deck—blurring the lines between indoor and outdoor living.

A convenient downstairs cloakroom/WC completes the ground floor layout.

Four Generous Bedrooms & Modern Bathrooms

Upstairs, a spacious landing leads to four generously sized double bedrooms, all benefiting from fitted wardrobes and picturesque views—either across the rolling countryside or over the lovingly maintained gardens. The principal bedroom boasts a sleek, modern en-suite bathroom, while the newly fitted family shower room offers a luxurious walk-in shower, vanity unit, WC, and heated towel rail.

Services

Mains Electric, Gas & Water
Waste Treatment Plant

Council Tax band

E

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Garage, Gardens & Surrounding Area

The double-length garage is accessible from the kitchen, garden, or driveway and includes the property's boiler, full electric supply, and an electric roller door—providing ample parking, storage, or workshop use.

Outside, this home truly shines. The current owner has transformed the outdoor space into a thriving garden oasis - 0.17 acres - filled with mature plants, colourful flower beds, and sweeping lawns. A large patio area provides the perfect setting for entertaining or relaxing, and a full length restricted height large storage undercroft to side patio area, ideal for mowers, ladders etc.

Council Tax - Approx £2950 pa.

Room list:

Entrance Hall
3.00m x 3.08m (9'10" x 10'1")

Kitchen/Breakfast Room
7.30m x 3.00m (23'11" x 9'10")

Living Room/Dining Room
9.01m x 4.70m (29'6" x 15'5")

Utility Room
1.97m x 1.78m (6'5" x 5'10")

WC
1.98m x 1.18m (6'5" x 3'10")

Landing
2.78m x 3.07m (9'1" x 10'0")

Principal Suite
4.51m x 2.96m (14'9" x 9'8")

Ensuite Bathroom
1.83m x 2.96m (6'0" x 9'8")

Bedroom 2
4.94m x 4.29m (16'2" x 14'0")

Bedroom 3
3.96m x 4.69m (12'11" x 15'4")

Bedroom 4
4.51m x 2.99m (14'9" x 9'9")

Family Shower Room
2.66m x 3.07m (8'8" x 10'0")

Garage

