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## Charming 3 Bed Cottage with Modern Features Throughout

Guide Price

**£280,000**

Cheyne Cottage Bickington, Barnstaple, EX31 2JH

- Newly Fitted Contemporary Kitchen
- Expansive Rear Garden
- Modern Bathrooms
- 3 Double Bedrooms
- Convenient Location
- Permit Parking Available

### 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. Follow along until you see the Bickington hall car park, take this right turning and turn right into the car park, this is the permit parking for the property. Cheyne Cottage is located opposite.

**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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## Room list:

### Front Porch

### Lounge

4.45m x 4.10m (14'7" x 13'5")

### Dining Room

3.56m x 3.33m (11'8" x 10'11")

### Kitchen

5.15m x 2.65m (16'10" x 8'8")

### Downstairs Bathroom

### Bedroom 1

3.33m x 3.12m (10'11" x 10'2")

### Bedroom 2

3.76m x 2.30m (12'4" x 7'6" )

### Bedroom 3

3.56m x 2.87m (11'8" x 9'4")

### Upstairs Bathroom

### Landing

## Overview

Welcome to this charming 3-bedroom cottage nestled in the village of Bickington. Stepping inside, you're greeted by a delightful blend of traditional charm and modern convenience.

Downstairs, the heart of the home boasts a spacious dining room, perfect for entertaining guests or enjoying family meals. Adjacent to it is the cosy lounge, complete with a gas burner, creating a warm and inviting atmosphere on chilly evenings. The beauty of this space lies in its flexibility - the dining room and lounge are interchangeable, allowing you to tailor the layout to suit your lifestyle.

The kitchen, situated at the rear of the property, is a true gem. An extension from the original cottage, it has been tastefully modernised by the current owners. They've transformed it into a bright, open space by vaulting the ceiling and installing Velux skylights, flooding the room with natural light. With its modern fixtures and ample counter space, this kitchen is both functional and stylish.

Completing the downstairs layout is a modern bathroom, adding convenience and comfort to everyday living.

Heading upstairs, you'll find three generously proportioned double bedrooms, offering ample space for relaxation and privacy. A centrally located modern bathroom serves the bedrooms, providing convenience for the entire household.

One of the standout features of this property is its expansive south facing rear garden. Stretching over 70 feet in length and widening to 30 feet, it offers plenty of space for outdoor activities, gardening, or simply unwinding amidst nature.

For added convenience, permit parking is available close by, ensuring hassle-free access to your home.

In summary, this charming terraced cottage in Bickington offers a perfect blend of character and modern living. With its flexible layout, modern amenities, and stunning rear garden, it presents an ideal opportunity for those seeking a comfortable and inviting place to call home.

## Outside

Cheyne Cottage is located centrally to Bickington, which allows many amenities a short walk away, both local village shop and pub situated 0.1 miles away. If you wish to travel further afield to some of the many magnificent coastal pathways or far-stretching beaches, the bus stop is placed even closer-by. Alternatively, Barnstaple train station allows for transport links to the rest of the country via Exeter. Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

