

Stunning Lifestyle Opportunity

Silver Hill High Bickington, Umberleigh, EX37 9BG

Guide Price

£850,000



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Refurbished 4 Bedroom Property With Tremendous Views, Land & Outbuildings

Silver Hill High Bickington, Umberleigh, EX37 9BG



Silver Hill has been tastefully refurbished and remodelled to create a modern countryside home in a truly spectacular setting.

Positioned high above the Taw Valley, the property enjoys breathtaking panoramic views and sits within approximately 5.13 acres of gardens and pastureland.

Located just half a mile from the A377 and just over a mile from the popular village of High Bickington, Silver Hill combines rural seclusion with convenience.

A private gated entrance opens to a sweeping driveway with a circular turning point, ample parking, workshop and garage. The light-filled bungalow has been reconfigured to offer stylish, contemporary accommodation that takes full advantage of the views.

The spacious living/dining room opens onto a conservatory overlooking the gardens, while the kitchen/breakfast room is a large light and airy space perfect for socialising and hosting family and friends alike.

Four well-proportioned bedrooms, a sleek family bathroom, inner hall and cloakroom complete the layout. The grounds are equally impressive.

To the South side, a large garden with sweeping lawns, mature trees and shrubs creates the perfect setting for outdoor living and entertaining. The land extends to around 5.13 acres in total, with two adjoining paddocks, one of which includes a useful field shelter.

Each of the 4 paddocks have running water and troughs, including the field shelter. Perfect for stock or pony paddocks which would be excellent for rotation.

DETAILS

High Bickington is a thriving village just over a mile away, offering a well-stocked shop, post office, primary school, church, community centre and sports clubs. Despite its rural feel, the village enjoys excellent connectivity.

The nearby towns including Barnstaple, South Molton and Great Torrington provide a wider range of shopping, schools, leisure and transport links. The beautiful North Devon coast and Exmoor National Park are also within easy reach.

The property enjoys an enviable position, perfectly suited for those who long for a picturesque and peaceful rural lifestyle, while still valuing the convenience of being only a short distance from nearby towns. This rare balance offers the very best of both worlds – the beauty of the countryside, paired with easy access to local amenities.

Commanding tremendous, far-reaching views across rolling countryside, the home is surrounded by land that gently wraps around the property, creating a wonderful sense of privacy and space.

Opportunities of this nature are few and far between, making this a truly unique chance to secure a property that combines charm, character, and an outstanding setting. To avoid disappointment, we encourage interested parties to arrange a viewing at the earliest opportunity through the sole selling agents, Phillips Smith & Dunn.

Services & Outgoings

Mains water and electricity
Private drainage system
Oil-fired boiler for central heating and hot water
North Devon Council – Band E (approx. £2,541 per annum)
EPC – E
Fiber Broadband & Airband up to 900mb available.

VIEWING

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



Entrance Hall

Kitchen Dining Family Room

Conservatory

Living Room

Ground Floor WC

Utility Space

Bedroom 1 3.97 x 3.34 (13'0" x 10'11")

Bedroom 2 3.31 x (10'10" x)

Bedroom 3 2.73 x 3.31 (8'11" x 10'10")

Bedroom 4 3.48 x 2.57 (11'5" x 8'5")

Family Bathroom

Outbuilding 4.76 x 5.97 (15'7" x 19'7")

Garage 3.91 x 5.69 (12'9" x 18'8")







DIRECTIONS

From Umberleigh on the A377 towards Exeter, continue for approximately 1.8 miles. At Weirmarsh Cross, turn right into the unsigned lane. Follow this for 0.6 miles towards High Bickington and the gated entrance to Silver Hill will be found on the left-hand side.

What3Words: [///baseballs.cackling.swatting](https://www.what3words.com/#!/baseballs.cackling.swatting)

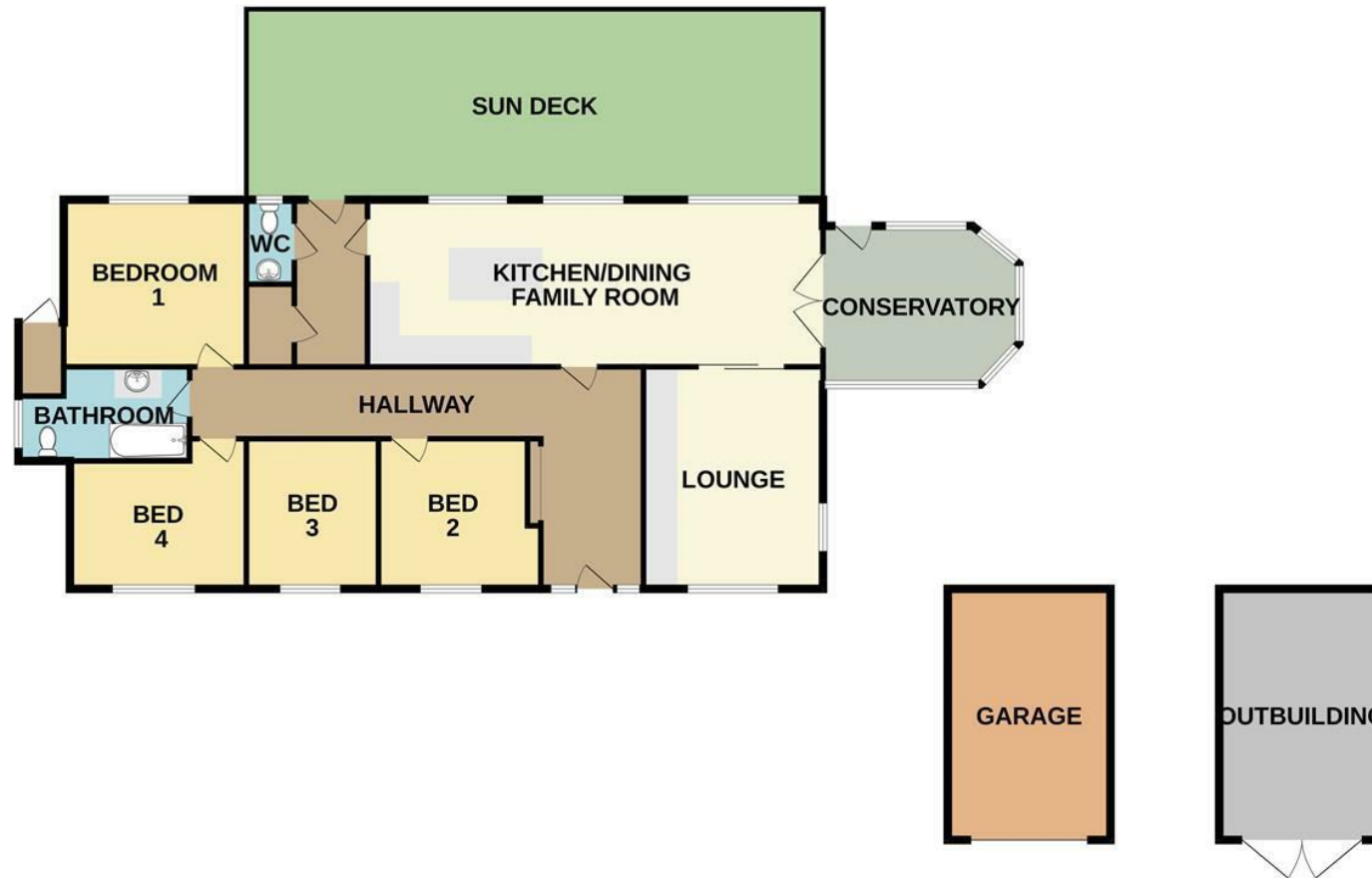


VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or,
outside of usual office hours
contact Edward on
07772363674



GROUND FLOOR
1985 sq.ft. (184.4 sq.m.) approx.



TOTAL FLOOR AREA : 1985 sq.ft. (184.4 sq.m.) approx.

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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