



WOOLLIAMS

Property Services

Guide price £250,000

Oak Cottage, North Lane, Bickington, EX31



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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01271 328586



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Nestled in a peaceful and secluded position within the heart of Bickington, this delightful two-bedroom character cottage offers a perfect blend of period charm and modern comfort. With a deceptively spacious layout, the home boasts exposed beams, a cosy living area, and a well-equipped kitchen, all exuding a warm and welcoming atmosphere. To the rear, a surprisingly large garden provides a tranquil retreat, featuring mature shrubs, lawned areas, and plenty of space for outdoor dining or gardening enthusiasts. Ideally suited for those seeking a quiet village lifestyle while remaining within easy reach of local amenities and transport links.

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A truly enchanting home—viewing is highly recommended!

ENTRANCE LOBBY

Front door off. Double radiator.

UTILITY ROOM/CLOAKROOM *11' 6" x 4' 8" (3.50m x 1.42m)*

Low level W.C. Wall mounted gas fired boiler feeding domestic hot water and the central heating system. Plumbing for washing machine.

LOUNGE *14' 7" narrowing to 11' 1" x 14' 3" (4.44m narrowing to 3.4m x 4.34m)*

Deep feature natural stone Inglenook fireplace with former bread oven. Fitted log burning stove. Radiator. Exposed beam ceiling. Staircase to first floor. Understair cupboard. Window seat.

DINING ROOM/GROUND FLOOR BEDROOM *12' 1" x 9' 3" (3.68m x 2.82m)*

A double aspect room. Double radiator.

KITCHEN *15' 10" x 7' 3" (4.82m x 2.21m)*

A double aspect room. Inset single drainer stainless steel top sink unit with cupboards and space below. Working surface with drawers and cupboards below. Radiator. Quarry tiled floor. Door to rear garden.

FIRST FLOOR LANDING

Access to loft space. Recess.

BEDROOM *16' 2" x 11' 0" (4.92m x 3.35m)*

A double aspect room. 1 double and 1 treble built-in wardrobes. Radiator. Built-in dresser and bedside cabinets.

BATHROOM

White suite comprising panelled bath with tiled wall area. Triton Ivory II shower unit. Low level W.C. Pedestal wash hand basin. Exposed stone work to one wall. Airing cupboard. Double shelved linen cupboard.

OUTSIDE

To the front of the property is an off road hardstanding area for 1 to 2 cars. There is a pathway leading to an enclosed side yard area with small timber framed shed. To the rear is a good sized Garden with a crazy paved and concreted patio with steps leading up to a large lawn with mature beds and borders, tress and bushes. At the rear end of the Garden is a timber framed Garden Shed and aluminium framed Greenhouse.

SERVICES

Mains water, electricity, gas and drainage connected.

COUNCIL TAX

Band C

EPC

Rating - D

TENURE

Freehold

DIRECTIONS

What3words//nagging.banquets.nourished

VIEWINGS

By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098

USEFUL INFORMATION

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Oak Cottage, North Lane, Bickington, EX31

