



HIGHER HEREBERE

BICKINGTON • DEVON





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Offering beautifully renovated rooms, this stunning Farmhouse offers flexible accommodation - occupy the house as a six bedroom dwelling or for those seeking self-contained accommodation for a relative or income potential the house can be divided to also offer a two bedroom annexe.



SAWDYE & HARRIS
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Welcome

Beautifully finished having been extensively renovated, this charming country farmhouse is all you have ever dreamed about and more.

Carefully restored and lovingly decorated, reclaimed beams have been reinstated in ceilings, flagstones painstakingly replaced, and an original stone fireplace carefully uncovered and restored.

Step inside, via the porch, where windows invite the light through.

Sense the warmth and welcome of this home immediately upon arrival.









Designed to take advantage of the superb outlook, this light and bright space is ideal for entertaining.

The heart of this home is undoubtedly the Kitchen/Breakfast Room. With its large central island and range cooker, the space blends beautifully with the period features including bread oven, fireplace and exposed timber beams.





Head in to this large and inviting space with its impressive overhead beam and exposed stone wall. The stunning granite fireplace with cast iron wood burner gives the space a cosy comfort, encouraged by soft lighting. A shuttered window to the side and further windows to the rear, frames views out to the front garden.



Imagine yourself tucked up in front of the fire enjoying the warmth of the space.





Turning right at the top of the stairs, make your way along the landing to the end, to arrive at the spacious main bedroom. Exposed timbers add character whilst windows to the rear frame the far reaching views across your garden and countryside beyond.



Three further BEDROOMS sit to the first floor, each with its own unique charm and character.

Enjoy the glorious views, showcasing the picturesque surrounds and stunning countryside.





A well-equipped family bathroom ensures that every member of the household can enjoy the ultimate comfort and convenience.

Outside

A beautiful STONE BARN sits across from the Farmhouse. There is a lean-to Barn attached and a GARAGE with timber doors.

The barn is divided internally to provide THREE STABLES with an overhead mezzanine storage area.

The Land extends to 6.84 acres (2.77 hectares) and is currently grazed by the owners horses. The house itself sits in gardens and grounds of 1.39 acres (0.56 hectares).

There is a separate gated access from the road to the fields. The land slopes down to the lower boundary and is well fenced with natural hedge boundaries.







Bickington, Newton Abbot, TQ12

Approximate Area = 3107 sq ft / 288.6 sq m (excludes boiler room)

Outbuilding = 930 sq ft / 86.3 sq m

Total = 4037 sq ft / 374.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1076220



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band G

EPC - E

SERVICES

The property has mains water and electric. There is private drainage.

BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652
Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance/

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About... Bickington

Higher Herebere sits on the edge of the village of Bickington within the Teignbridge district of Devon on the eastern edge of the Dartmoor National Park. The village is about five miles west of Newton Abbot.

The nearby market towns of Totnes and Ashburton are within 10 miles and provide a number of independent shops, galleries, butchers and greengrocers, whilst the market town of Newton Abbot offers a wide range of everyday amenities including supermarkets as well as a bustling shopping centre with a range of shops, restaurants, weekly markets, cafes and pubs.

Dartmoor sits about 3 miles to the north providing superb horse riding, walking and leisure activities. For those water lovers, there is sailing at Torbay, Dartmouth and Plymouth. Some of the finest beaches on the south coast are also within an easy reach.



