

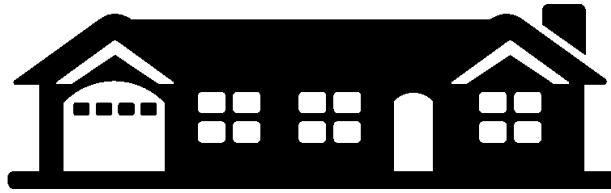
for sale



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# CASTLE DEVELOPMENTS

Built with pride in Devon

Victoria Lodge,  
Bickington Road,  
Bickington, Barnstaple  
North Devon, EX31 2LP



New Build ready  
for occupation  
EPC rating A



**STAGS**

01271 322833



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**Victoria Lodge,  
Bickington Road,  
Barnstaple,  
North Devon.  
EX31 2LP**

Asking Price

Offers in excess of **£699,995**

Victoria Lodge is a brand new, high quality, energy efficient home with very adaptable accommodation. Approximately 218 sq m / 2350 sq ft.

The property is arranged as 3 to 4 bedrooms and could easily be arranged to incorporate a self contained dependents suite/annexe.

The accommodation is arranged as follows:

Open Front Porch with personnel door to garage and Front Entrance Door leading to Entrance Hall with coats cupboard, cloakroom and study off. Twin glazed doors leading into the main living area comprising dining, seating and kitchen areas. A utility room with door off, leading to integral double garage with remote controlled electric door and loft storage over. Inner hall off dining area, with access to bedrooms 1 and 2 with built in wardrobes, both with en suites, the main bedroom en suite has both bath and shower. Off the main living area is a snug sitting area with a 3rd bedroom again with en suite (the snug and 3<sup>rd</sup> bedroom with en suite have potential as a small annexe if required). Approached from the kitchen area is the main living room with its vaulted ceiling, skylight windows and by fold doors to outside.

The accommodation benefits from under floor heating throughout with carpets and flooring in place along with triple glazed windows and exterior doors.

Outside: The property occupies a level plot, rendered front walls with pillars and Electric sliding entrance gate. Block paved driveway and paved parking area extending around to the side providing space for leisure vehicles. The south facing rear garden has a paved terrace extending around the rear of the property, providing access to the garden Loggia/under cover barbeque/hot tub area. The gardens are fenced grassed.

- A superb brand new detached bungalow (Approximately 218 sq m / 2350 sq ft) built in a contemporary style with very spacious open plan living area and four bedrooms with three en suites, study, utility and cloakroom
- Located in a highly accessible and convenient village centre location between Barnstaple and Bideford
- Built by an experienced and renowned local builder
- High specification and built to exacting construction standards with an anticipated EPC A rating (to be assessed on completion)
- Integrated solar panels, mechanical ventilation with heat recovery, air source heat pump, triple glazing and many other sustainable living features
- Covered outdoor living with dedicated loggia/outdoor kitchen/barbeque/hot tub living space with potential for additional vehicle storage.
- Clever layout and design allowing for a self-contained annexe with its own private entrance, if required
- Open plan entertainment and living with the "wow" factor, including a stylish kitchen with extensive range of built in appliances and centre island
- Entrance via electronically operated security gate
- Double garage with electric door and accessible loft storage space
- Paved driveway, additional parking and terrace with landscaped garden

Barnstaple is North Devon's regional centre and offers a good selection of High Street and precinct shops, theatre, leisure facilities, hotels, restaurants and secondary schooling. The town has good bus links with nearby towns and coastal villages. A branch line station connects via the Tarka Line with the main line stations at Exeter, an alternative mainline rail link is available at Tiverton connecting with London Paddington in just over 2 hours. The nearest airport is at Exeter.

Bickington offers a post office, hairdressers, local primary school and regular bus service, whilst also being within easy reach of the Tarka Trail and out of town shopping at Roundswell. North Devon's other attractions include the picturesque coastline and popular sandy beaches at Saunton, Croyde, Putsborough, Woolacombe and Westward Ho!, Exmoor National Park, The Tarka Trail popular with cyclists and walkers alike which skirts the edge of The Taw Torridge Estuary and beyond. A number of golf courses are not far away which include Barnstaple, Ilfracombe, Saunton and Westward Ho! The nearby village of Fremington offer a selection of local amenities as does Instow which also boasts a yacht club and sandy beach.



# CASTLE DEVELOPMENTS

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## **Accommodation:**

**Entrance Porch:**

**Entrance Hall:**

**Cloakroom:**

**Study:** 9' 2 x 7' 8 (2.79m x 2.34m)

Open Plan Living Room (comprising kitchen, dining and seating area).

**Kitchen Dining Room:** 27' 3 x 16' 0 (8.30m x 4.88m)

**Sitting Room:** 18' 9 x 16' 4 (5.72m x 4.98m)

**Inner Hall:**

**Bedroom 1:** 16' 1 x 10' 9 (4.90m x 3.28m)

**En Suite:**

**Bedroom 2:** 12' 4 x 11' 6 (3.76m x 3.50m)

**En Suite:**

**Snug:** 13' 0 x 8' 4 (3.95m x 2.54m)

**Bedroom 3:** 13' 1 x 11' 8 (3.99m x 3.55m)

**En Suite:**

**Utility Room:** 8' 0 x 7' 10 (2.44m x 2.39m)

**Integral Double Garage:** 21' 5 x 21' 0 (6.53m x 6.40m)

**Loft Storage Room** over garage:

Paved hardstanding to one side providing space for caravan or motorhome

**Loggia/Barbeque/Hot Tub Space:** 17' 5 x 16' 6 (5.31m x 5.03m)

**(Could also be used as additional undercover parking)**

## **EPC Rating (SAP Rating)**

Band; Very high 'A' (99 out of 100)

## **Council Tax**

Band 'F'

## **Services**

Mains and solar electric. Mains water and drainage. Mains Gas is also available.

## **Security**

Triple glazed, multipoint locking on all doors and windows, wired for an alarm, exterior security lighting and electric garage door and electric gates.

## **Warranties and Certification**

Castle Developments (Devon) Ltd, are both NHBC and LABC registered, building to required specification and beyond LABC Warranty standards. 10 year LABC Warranty.

## **CONSTRUCTION**

### **Walls**

Traditional solid cavity walls – stud walls are 4” with sound deadening quilt and ½” plasterboard and 2 coat skim. Every item is detailed, no ‘flimsy’ timber frame here.

### **Roof**

The roof is covered with class 1 Natural Slate for a great look that will last and last. A complex roof construction with insulation above and beyond current regulations.

### **Flooring**

Concrete floors and with above regulation insulation and zoned under floor heating.

### **Windows**

Triple glazed laminated glass to windows and doors with security measures to comply with the new document Q Building Regulations in light grey wood effect outside with contrasting slate cills and white finish on the inside. Durable and contemporary black powder coated aluminium facias, soffits and OG guttering.

## **INTERIOR**

### **Kitchens**

A high specification ‘Sheriton’ range of kitchen units. Built in AEG appliances include induction hob, compact combination microwave oven, warming draw, main oven, larder fridge, larder freezer. Dishwasher, washing machine and tumble dryer in utility.

### **Bathrooms**

Fully tiled with ‘Roper’ white suites, Micra showers with 10mm screens and doors, sensor anti mist mirrors and designed cupboards.

### **Doors**

Contemporary Oak internal doors, with contrasting partial glazed doors from entrance hall to living area.

### **Ironmongery**

Quality chrome door handles, latches and matching hinges compliment the contemporary minimalist style.

### **Lighting**

A range of lighting ideas to suit the mood or task, contemporary design with pendant additions to the seating area, kitchen and bedrooms 1 and 2.

### **Heating**

Turn on the heating from your phone before you arrive! With modern air source heat pumps, under floor heating and mechanical ventilation with heat recovery; the design is based on low environmental impact, low running cost occupant comfort and health, as well as the future proofing of the system and its longevity.

### **Insulation**

Insulated beyond current regulations means a very efficient environment, both cool in summer and warm in winter; the garage has an insulated electric door which is made from insulated powder coated aluminium with draft exclusion. The cavity walls are insulated, dry lined and skimmed. They also extend in to the garage which also has skimmed ceilings and down lights. The garage could be used as another room if required.

### **Electrical**

Low energy lighting throughout. Feature fittings to the kitchen, lounge area, bedrooms 1 and 2.

### **Outside**

Electric retracting powder coated galvanised entrance gate, extensive paved driveway leading to parking area and double garage. Front garden with lawn and shrub bed, with pathway leading around both sides of the bungalow, leading to rear terrace and garden again laid to lawn. Garden lighting and outside taps

## **EXTERIOR**

### **Gates**

Powder coated and galvanised retracting gate with remote electric opening/closing and trigger on/off soft lighting in the gate pillars to welcome you home.

### **Pathways and Patio**

Porcelain and sandstone paving to pathways and patio with a gravel margin wrap around the property.

### **Paving**

Block paving to the drive and parking area offer a quality feel as you approach.

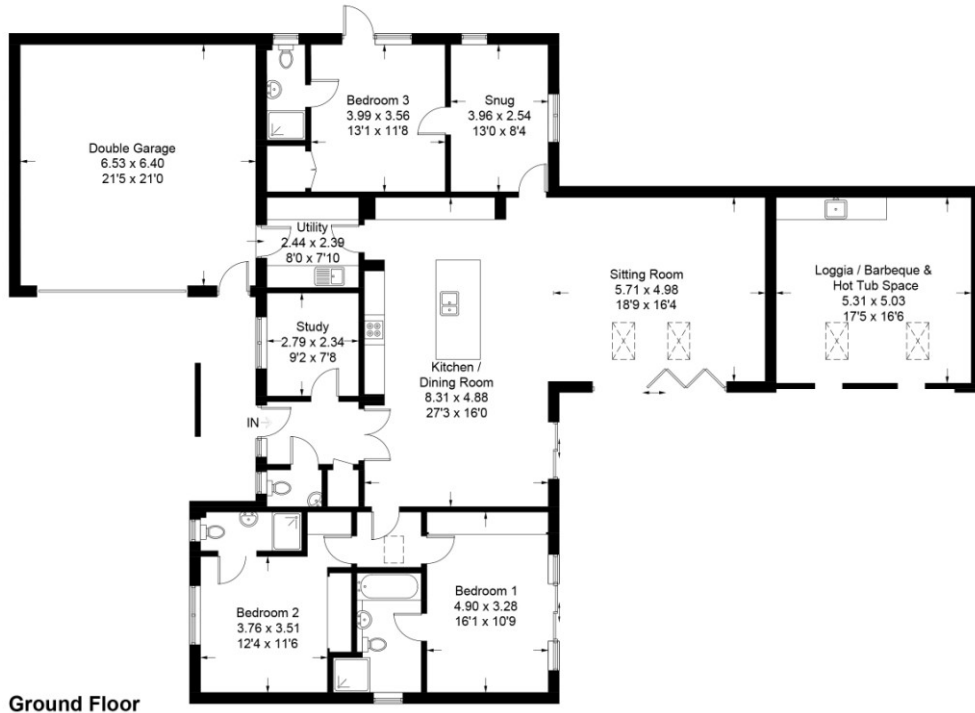
### **Garaging**

Electrified and insulated, folding panel, powder coated aluminium garage door to with inter connecting internal door to get you home in the dry. Charging point for an electric car, ample power points and ceiling spot lights and stairs to useful loft storage room above.

### **Gardens**

The property is approached via a retracting electric gate set between brick and rendered pillars with lighting to match the bungalow and leading to the paved driveway. The gardens are enclosed by feather edged fencing with trellis on top. The property as a whole are fully enclosed being laid to grass at the rear being enhanced with large rear patio and extensive parking to the front and side with space for boat or small motor home if required.

Approximate Gross Internal Area = 218.3 sq m / 2350 sq ft  
(Including Double Garage / Excluding Loggia/ Barbeque & Hot Tub Space)



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID915190)

- Elevations: Render painted in 'Weathershield Extreme', enhanced by feature cladding and brickwork
- Roof: Natural slate
- Floor Base: solid concrete and insulated with under floor heating
- Kitchen: A bespoke 'Sheriton' kitchen with built in AEG appliances
- Bathrooms: 'Roper' range
- Front Entrance Door: painted steel faced door
- Internal Doors: with oak veneers and chrome fittings
- Flooring to Bedrooms: carpets
- Flooring to Living Room: carpet
- Flooring to Hallway; 'Livin click' vinyl flooring
- Flooring to Bathrooms/Shower Rooms: 'Livin click' vinyl flooring
- Flooring to Kitchen: Hearing Bone look interlock vinyl flooring
- Light Fittings: recessed white low voltage down lights and pendants
- Socket Covers: white, some include USB points
- Heating: Under floor, Air Source Heat Pump with mechanical ventilation and heat recovery system
- Windows: triple glazed dual colour white/grey UPVC
- Triple Glazed Exterior Doors:
- Exterior Facings: Soffits and fascias in black powder coated aluminium
- Rain Water Goods: Guttering and down pipes black powder coated aluminium.
- Double Garage: with power, light, and remote electric, insulated, aluminium, folding up and over door
- Driveway: porous pavours, providing parking and space for boat, caravan or small RV
- Boundary treatments: Feather edged and trellis topped fencing.
- Gate Pillars: Rendered blockwork with feature brickwork and capping stones, soft lighting and letter box.
- Front Garden Walls: Rendered blockwork and capping stones.
- Front Entrance gates: Powder coated and galvanised retracting gate to driveway with electric operation
- Pathways and patio: Porcelain and sandstone paving with gravel edging
- Outside lighting and Garden taps:
- Gardens: laid to lawn with patio to rear and timber side gates.

## DIRECTIONS

Leave the A39 (Atlantic Highway) at the 'Roundswell'. Follow the A3125 signposted 'Bickington' and then Barnstaple. Follow the road, going straight ahead at the next 2 roundabouts, then take a left at the 3<sup>rd</sup>, towards 'Instow' on B3233. Follow the road in to Bickington. Proceed down the hill in to the village. Victoria Lodge will be found on the left, just after the turning to 'Tews Lane' and opposite Holland Close. (What3words, location is: shipwreck.empires.monorail).

## Castle Developments (Devon) Ltd:

Castle Developments (Devon) Ltd, has evolved from the expansion of established and very well respected local builders W T Young & Son.

Martin Young, Director of Castle Developments and principle of W T Young & Son has been involved in construction all his life, Martin's father William Thomas Young (Bill) was also life served; from carpentry apprentice through carpentry lecturer, Building Employers Confederation President until he was head hunted to work in Bermuda. Bill established W T Young & Son in 1978 and ran a highly respected local building firm until he passed it over to Martin in 1998 who has continued with his father's ethos of building select quality homes.

After achieving an honours degree in construction, Martin worked for a national contractor in Avon, Oxfordshire, Gloucestershire and the midlands gaining experience as a quantity surveyor, site engineer and site agent, before joining the family firm in 1993.

Having gained a vast and varied knowledge of the building industry, adopting a "belt and braces" approach to every job and an attitude of quality with a flair for good design means we are the perfect builder for your future home "An Englishman's home is his Castle"

Castle Developments completed their most recent development, East Meadow in Eastacombe, near Barnstaple in 2022. A select development of individual, high quality homes.

To arrange a viewing or for more details please contact either of the joint selling agents

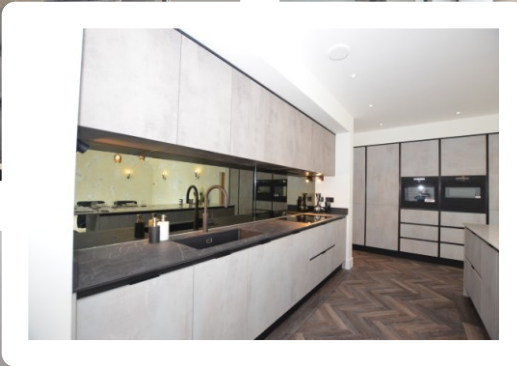


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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.