



Roundhouse Cottage



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High Bickington, Umberleigh, Devon, EX37 9BT

High Bickington Village 1 mile. Barnstaple 10 miles. South Molton 11 miles. Torrington 6 miles.

A charming period barn conversion in a small hamlet location with countryside views.

- Barn Conversion
- Kitchen/Breakfast & Garden Room
- 1453 SQ FT / 135 SQ M
- No Chain
- Council Tax Band D
- 3 Bedrooms/2 Reception Rooms
- Front & Rear Gardens
- Scope to create ground floor annexe
- Carport & Workshop
- Freehold

Guide Price £350,000

## SITUATION AND AMENITIES

The property is situated approximately 1 mile to the West of the popular village of High Bickington. Seckington is a small hamlet, approached by country lanes and ideal for those looking for a country lifestyle without being too rural or isolated.

High Bickington offers a range of amenities including; Community shop, primary school, pub, Methodist Chapel and Church of England, community hall, post office, doctors surgery, bus services, playing fields, football, cricket clubs etc. Libbaton Golf Club is also within 1 mile. High Bullen Hotel & Golf Club is also within 15 minutes drive and has facilities including swimming pools, gym, spa, tea room etc.

There are nearby stations and Public Houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line providing trains both to Barnstaple and Exeter.

The Regional centre of Barnstaple is approximate 20 minutes drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link Road A361, which leads on in a further 45 minutes or so to Junction 27 of the M5 Motorway and Tiverton Parkway station offering a fast service of trains to London Paddington in just over 2 hours. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park are all within about 40 minutes by car.

## DIRECTIONS

From Barnstaple take the A377 road at the Bishops Tawton roundabout, passing through the village of Bishops Tawton. Follow this road turning right as indicated to Atherington, then from Atherington village as signposted to High Bickington. Proceed through the village of High Bickington and as you exit the village to the turning right signposted Vauterhill. Follow this road for approx. 1 mile going past Vauterhill Stud and continue into Seckington where Roundhouse Cottage will be found on the right hand side with a For Sale board clearly displayed.

What3Words: <https://w3w.co/cookery.various.notch>



## DESCRIPTION

A charming two storey conversion of a former period barn, which we understand was converted in the 1970s and further accommodation added in the 2001, a garden room was also added about 7 years ago. The property presents elevations of stone with double glazed windows and a tiled roof.

The accommodation on the ground floor is versatile, with scope to create an annexe, subject to consent. The layout briefly comprises; Entrance Porch, Dining Room, Sitting Room with log burner, Kitchen/Breakfast Room with log burner, Shower Room and Garden Room. On the First Floor there are 3 Bedrooms and a Shower Room. Outside to the front of the property are open plan lawns, walled Courtyard, driveway parking, Carport and attached small stone Barn/Workshop.

The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises;

## GROUND FLOOR

ENTRANCE PORCH with tiled floor, window to front. Cupboard housing meters and inner door leading to DINING ROOM sliding doors leading out to the front courtyard garden. Fitted carpets, stairs off to first floor landing. Understairs cupboard. Deep sealed windows to side and French doors leading through to SITTING ROOM a dual aspect room with windows to front and rear, log burner, tiled hearth with mantelpiece above, fitted carpets. INNER HALL with window to side overlooking inner courtyard, doors off to the DOWNSTAIRS SHOWER ROOM opaque window to side, shower with sliding glazed screen, Mira Sport Electric shower, dual flush WC, pedestal wash basin, tiled floor to ceiling and wood effect laminate flooring, cupboard with immersion tank. KITCHEN/BREAKFAST ROOM partly tiled and partly carpeted floor. Wood effect, shaker style kitchen with matching wall and base units, pull out pantry style cupboard, roll top work surfaces, inset electric hob and high-level oven and grill, space for white goods. 1 ½ stainless steel sink and drainer with mixer tap, space for freestanding fridge freezer. Woodwarm log burner, cupboard housing Grant oil fired boiler, airing cupboard above with slatted shelving. windows to both sides and stable style door leading into the GARDEN ROOM, we understand this was constructed around 7 years ago, electric panelled radiator, exposed stonework, slate flooring, French doors leading out to the rear garden.

## FIRST FLOOR

LANDING with windows to rear, loft access via hatch. Linen cupboard. BEDROOM 1 is a dual aspect room with windows to front showcasing attractive views of the surrounding countryside. Deep sealed windows to the side, with far reaching views toward Vauterhill. Built in wardrobes, fitted carpet. BEDROOM 2 with window to the front with countryside views, built in cupboards, fitted carpets. TV and telephone points. BEDROOM 3 with window to the front with countryside views, fitted carpets.

## OUTSIDE

Driveway parking for 2/3 vehicles, gated gravelled courtyard with curved stone wall. (May have potential to create further accommodation subject to obtaining the necessary permissions). At the front of the property is an adjoining stone barn housing oil tank. Water (Filtration system for water supply), power and light, window to the rear and stable style door leading to the rear of the barn with pedestrian access to the rear garden via a pathway next to the house. The property also benefits from a carport to the high side of the open plan front garden. To the side of the property is further lawned garden with small terraced seating area and gated access at the rear. Outside lighting.

## SERVICES

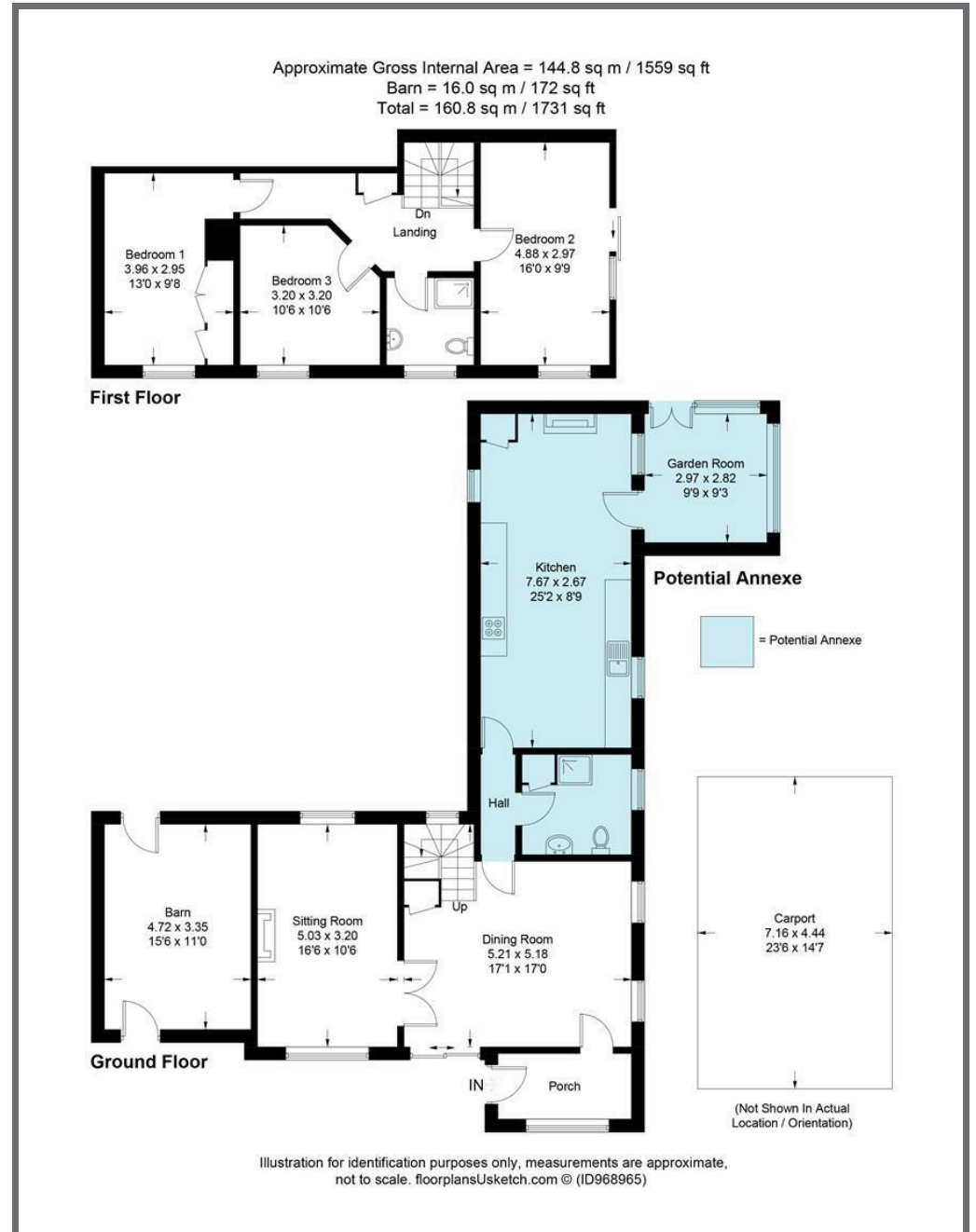
Private drainage, Oil fired central heating, private water supply, mains electricity.

## LETTINGS

Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



These particulars are a guide only and should not be relied upon for any purpose.



30 Boutport Street, Barnstaple,  
 Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	