



Kingsmead





# Kingsmead

Bickington, Barnstaple, Devon, EX31 2JG

Within walking distance of bus services, local shops, pubs and supermarkets. Barnstaple centre, 10 minutes.

**A substantial attached house with versatile accommodation arranged over three floors, parking for 4/5 vehicles.**

- 251SQ M/ 2701 SQ FT
- Kitchen/Breakfast Room
- Attic Rooms
- Parking for 4/5 vehicles
- Council Tax Band E
- 5 Bedrooms / 3 Reception Rooms
- Utility/Cloakroom WC
- Possibility of No Onward Chain
- Potential to convert into two dwellings (STPP)
- Freehold

**Guide Price £399,950**

## SITUATION AND AMENITIES

On the outskirts of Barnstaple in the popular village of Bickington within easy reach of all local amenities, the town, schools and the A361. The village of Bickington offers an excellent range of local amenities, shops and bus services also within close proximity of the Regional Centre of Barnstaple which is just two miles to the east. Nearby there is Roundswell Retail Park including a Sainsburys supermarket, which is one mile to the south east. The property is close to the Tarka Trail linking Braunton to Meeth formerly part of Devon's coast to coast cycling and walking route. Barnstaple is located on the banks of the rivers Taw and Yeo and as North Devon's Regional Centre houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. The coast is easily accessible at the popular estuary village of Instow, Appledore and Westward Ho!. Further afield Croyde and Woolacombe are within about half an hour drive as is Exmoor National Park. The North Devon Link road is close by through to Junction 27 of the M5 Motorway and where Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. The nearest Airport is at Exeter about 42 miles to the South East.

## DESCRIPTION

An attached two storey house, which we believe the core dates back to circa. 1820 and was formally part of three cottages, the property has also previously been arranged as two self contained apartments but is now one property but could be re-arranged again subject to obtaining the necessary consent. The property presents painted rendered elevation with double glazed windows and majority double glazed doors, some of which have recently been replaced. The layout is flexible but is currently arranged on the ground floor; Entrance lobby and hallway, three reception rooms, gym/bedroom, kitchen/breakfast room, utility room/cloakroom wc, side lobby. On the first floor there are 4 bedrooms, one of which with an adjoining snug, shower room and separate wc. On the second floor are two attic rooms. Outside the property is approached via a shared driveway with two other households. There is a parking area at the front and a garden with sun terrace. At the rear is a car port and additional parking for 3 vehicles and 3 storage sheds. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.





## GROUND FLOOR

ENTRANCE LOBBY with windows to side and newly fitted front door, wood effect vinyl flooring, door leading into ENTRANCE HALL built in storage cupboards, steps up to INNER HALL. RECEPTION ROOM 2 dual aspect room with window to front and side, interconnecting door to GROUND FLOOR BEDROOM which can also be accessed from the hallway and has window to side. LIVING ROOM with French doors leading into SUNROOM windows to front and side, fitted carpets. Door leading to the inner hall described later. KITCHEN with window to rear, side access to carport, built in pantry and larder, tile effect vinyl flooring, red high gloss fitted base units with 'T' bar handles, double drainer and sink with mixer tap, space for range style cooker, cupboard housing gas boiler. UTILITY ROOM formerly bathroom and has potential to be put back into bathroom or shower room if required, space for white goods, dual flush WC, extractor fan, vinyl flooring. INNER HALL with door leading to side lobby with French doors to front and door to rear. Stairs off to first floor.

## FIRST FLOOR

Spacious split level LANDING with further staircase to open plan attic room described later. BEDROOM 1 separated into two rooms, good sized double bedroom with internal window and archway through to LOUNGE AREA with dual aspect windows to front and side, views of surrounding countryside, fitted carpets, built in slatted blinds. BEDROOM 2 window to front, fitted carpets, also enjoying views of the surrounding countryside to the front elevation, fitted blinds. BEDROOM 3 with window to side, fitted carpet, fitted window shutters. BEDROOM 4 window to side, countryside views and fitted window shutters. BEDROOM 5 currently used as study, formerly a kitchen when the property was two independent flats, this could be returned to a kitchen as services are still in situ and easily accessible. SHOWER ROOM opaque window to side, tiled walls, vinyl flooring, shower, vanity hand wash basin, airing cupboard, separate WC, with window to side. ATTIC ROOMS 1 & 2 with windows to side and access to eaves, could be utilised for a hobby room or occasional room.

## OUTSIDE

The property is approached via a pillared entrance onto a shared driveway (shared with two other properties), parking area at the front. Steps leading up to FRONT GARDEN with stocked borders and enclosed with mature hedges and shrubs, pathway to side access. PAVED SUN TERRACE and raised borders, stocked with a plethora of plants and shrubs. At the rear is parking for four/five vehicles, THREE USEFUL OUTBUILDINGS, two attached to the main house and one detached with SUN TERRACE. COVERED CARPORT with replacement roof. Outside power points and cold water tap.

## AGENTS NOTE

A small section of the property has a flying freehold, above the utility room, from the adjoining property.

## SERVICES

All mains services connected. Gas fired central heating with two boilers. According to Ofcom Ultrafast broadband is available in the area.

## DIRECTIONS

From Barnstaple, proceed over the long bridge and up Sticklepath Hill. At Cedars roundabout, continue straight across signposted Bickington. Follow this road for a short distance where the property will be found on the right hand side with a for sale board clearly visible.

WHAT3WORDS///browser.wordplay.observer

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.





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Approximate Gross Internal Area = 266.5 sq m / 2869 sq ft  
Stores = 10.1 sq m / 109 sq ft  
Total = 276.6 sq m / 2978 sq ft

**Ground Floor**

**First Floor**

**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065595)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833