



Beechwood Lodge



Beechwood Lodge

High Bickington, Umberleigh, Devon, EX37 9BQ

Village 0.5 mile, Great Torrington 8 miles. South Molton 9 miles.
Barnstaple 11 miles.

A detached period house situated close to the village of High Bickington in a peaceful location with beautiful countryside views.

- No Onward Chain
- 2 Receptions Rooms
- Enclosed Level Lawned Garden
- Stunning Location
- Council Tax Band D
- 4 Bedrooms
- Driveway and Detached Garage
- Beautiful Countryside Views
- Edge of sought after village
- Freehold

Guide Price £550,000

SITUATION AND AMENITIES

Within a short walk of High Bickington village which offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England, Community Centre, Post Office, bus services, playing field, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant 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 approximately 20 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. 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, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Puttsborough and Woolacombe and delightful cliff walks as well as Exmoor and Dartmoor National Parks, are all within around 40 minutes by car. The area is well served by excellent state and private schools including the well renowned West Buckland School, which offers a bus service within walking distance.

DESCRIPTION

An attractive former lodge house which presented painted, rendered elevations with Upvc, lead lined, double glazed windows, beneath a tiled roof. The property measures approximately 122 SQM / 1313 SQFT with accommodation over two floors, the layout on the ground floor briefly consists; Entrance porch, dining room with French doors to front garden, living room with French doors to the rear garden, kitchen, utility room, rear porch and cloakroom WC. On the first floor; 4 bedrooms and bathroom. Outside there is a gated driveway and detached single garage with electric up and over door, mature, level lawns which are tree lined. The accommodation with approximate dimensions can be identified on the accompanying floorplan.



GROUND FLOOR

ENTRANCE PORCH with door leading into DINING ROOM terracotta tiled floors, log burner (currently not in use) with bressumer beam above, part panelled walls and original built-in storage cupboards with shelving. French doors leading out to enclosed lawned garden. LIVING ROOM with French doors leading out to main garden, terracotta tiled floors, open fireplace with stone surround, built in storage and shelving, windows to front and side. INNER LOBBY/UTILITY with window to side and views towards Exmoor, original meat hooks, space for white goods and wall mounted cupboards, tiled floor, recess under stairs. Steps leading down into KITCHEN overlooking garden and views towards Exmoor, bespoke kitchen with matching wooden wall and base units, space for dishwasher, integrated Miele oven, Hotpoint halogen hob, inset stainless steel sink and drainer with mixer tap, tiled splashback. REAR PORCH with door to driveway and window to rear. CLOAKROOM WC with pedestal wash basin, dual flush WC, extractor fan.

FIRST FLOOR

LANDING with exposed beams, airing cupboard housing hot water tank and slatted shelving, further built-in storage cupboards, stripped and varnished floorboards, loft access via hatch. Doors off to BEDROOM 1 with window overlooking garden, ornate fireplace. BEDROOM 2 with window to front and skylights, built-in wardrobe, internal feature window. BEDROOM 3 with window to front and skylights, built-in vanity hand wash basin. BEDROOM 4 with window overlooking garden, fitted carpets. BATHROOM with skylight, panelled bath, mixer tap with shower attachment and additional electric Mira shower, tiled splashback, pedestal wash basin, WC, heated towel rail, light and shaver point, built-in storage.

OUTSIDE

The property is approached via a private driveway. New fencing and gates have been recently been installed. Double gates lead onto a double driveway with ample parking and leading to a DETACHED SINGLE GARAGE with electric up-and-over door. LEVEL LAWN. Gravel pathway leads round to the side and further GARDEN. ENCLOSED LAWNED GARDEN accessed from Dining Room, with willow fencing and stocked borders.

SERVICES

Mains water and electric. Oil fired central heating. Septic tank.

According to Ofcom, superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

DIRECTIONS

What3Words: ///thrillers.dining.comically

From Barnstaple proceed along the A377 for approximately 6 miles, then turn right on to the B3217 towards Atherington. Continue along the road and upon entering the village, turn left on to the B227, adjacent to the shop , towards High Bickington. Continue into High Bickington passing the Golden Lion pub on your left, just as you leave the village, turn left signed Nethergrove into Nethergrove Lane. Continue along the lane for approximately half a mile where the property can be found on the right hand side with a for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



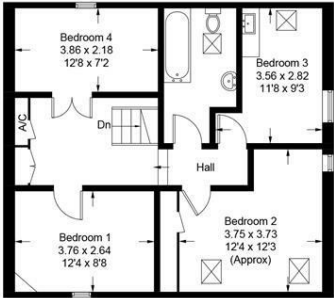
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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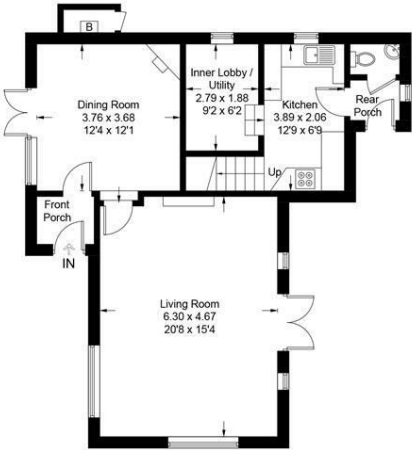
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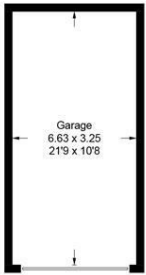
Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
Garage = 21.6 sq m / 232 sq ft
Total = 148.4 sq m / 1597 sq ft
(Excluding External Cupboard)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127804)



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