



The Cottage



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High Bickington, Umberleigh, Devon, EX37 9AY

Barnstaple 9 miles, South Molton 10 miles, Torrington 8 miles

A wonderful cottage which has undergone extensive restoration set in the heart of the village

- Stunning Cottage
- Recently renovated
- Off-road parking
- Freehold
- In the heart of the village
- South facing garden
- A must see
- Council tax band D

Guide Price £395,000

SITUATION

Set in the heart of the village. High Bickington village offers a range of amenities including community shop, primary school, two public houses, Methodist Chapel and Church of England, active Community Centre, Post Office, community woodland, playparks/playing field, football, and cricket clubs, bus service etc. 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. Libbaton Golf Club is within a healthy walk or short drive. 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.



DESCRIPTION

The Cottage is a wonderful Grade II listed thatched cottage which has undergone extensive restoration in recent years and has been sympathetically and meticulously renovated, resulting in an exceptional yet traditional period home with stylish accommodation spread over two floors and bespoke high-quality finishes that blend seamlessly with many restored period features. Externally the cottage includes a well-presented front garden, private South-facing courtyard garden and off-road parking. This is certainly a property that needs to be seen to be fully appreciated.

ACCOMMODATION

The accommodation exudes charm and elegance at every turn, with a jaw dropping aesthetic that is both inviting and refined. The entrance hallway includes slate flooring which continues on the entire ground floor. The dining room includes an inglenook fireplace with AGA stove, exposed beams and doors leading into the stunning kitchen/diner which has been cleverly extended to allow a wealth of natural light to flood in with access to the garden. The kitchen offers a range of bespoke units, stone worksurfaces, large central island, AEG induction hob with extractor above, double oven, fridge/freezer, dishwasher and Belfast sink. From here you have access to the shower room with WC and sink. The dual aspect sitting room finishes off the ground floor accommodation and includes exposed beams, bay window to the front and wood burner.

On the first floor are two double bedrooms and a stylish bathroom. The principal bedroom is most impressive, offering hardwood flooring and open en-suite which consists of a freestanding roll top bath, WC and bespoke sink with vanity unit.

OUTSIDE

To the front is a pedestrian gated access with pretty path to the front door. To the rear is an enclosed south facing courtyard finished with slate throughout and is a perfect private space for sunbathing or outdoor dining. From here you have gated access to the off-street parking.

SERVICES

Stone construction

Thatched roof (re-roofed within last 2 years)

All mains connected

Grade II listed

According to Ofcom, Superfast broadband is available in the area, and there is limited mobile service from several providers. For further information please visit <https://checker.ofcom.org.uk/>

LETTINGS

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

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