



Steps Cottage



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High Bickington, Umberleigh, Devon, EX37 9AY

In a timeless & tranquil edge of village setting close to local amenities, community woodland & open countryside.

An absolutely delightful detached period cottage offering tastefully modernised & beautifully presented accommodation

- Sitting Room, Dining Room
- 3 Bedrooms, 2 Bathrooms
- Many original period features
- Good sized level garden
- Council Tax Band C
- Study, Kitchen/Breakfast Room
- Internal inspection essential
- Car port & Workshop, Parking
- Ideal main/second home/UK base
- Freehold

Guide Price £399,950

SITUATION & AMENITIES

High Bickington village offers a range of amenities including community shop, primary school, public house, 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. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor and Dartmoor National Parks, are all within around 40 minutes by car.

DIRECTIONS

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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, take the right hand turn at the staggered junction (Cross Park), signposted Back Lane, continue on this lane for approximately 200 yards where the property can be found on the left-hand side on the corner of Quarry Road, which is unmarked.



DESCRIPTION

If you are searching for the quintessential detached period cottage in a timeless, edge of village setting, then they do not come much better than Steps Cottage. This superb period home is as good inside as it looks from the outside, and not unlike the TARDIS!, the accommodation is deceptively generous and the ceiling heights are good. Originally two farm workers' cottages, the front cottage currently used as a living room, is constructed of stone and cobb, under a thatched roof (replaced in December 2023) and represents approximately 20% of the property as a whole. The remaining 80% of the property is of stone and block construction, under a pitched slate roof. Believed to have been constructed in the late 1600s of stone and cobb, although there is very little of the original cobb remaining, having been replaced with block and brick during past renovations. We understand that the property was completely remodelled in the late 1990s to create a single two storey property, with single storey kitchen extension. Remarkably, although in a Conservation Area, the property itself is not listed, and has been tastefully modernised to combine 21st Century refinements, including double glazed windows, with many original features. The name of the property is very apt, as 'steps' lead between various rooms and levels. The house is beautifully presented and an internal inspection is strongly recommended. The property is complemented by pretty cottage gardens, which are level and of good size, as well as being secluded. There is also a detached period building, which incorporates car port and workshop.

ACCOMMODATION

GROUND FLOOR

Thatched ENTRANCE PORCH and front door to SITTING ROOM Inglenook fireplace, Bressumer beam, fitted wood burner on slate hearth, fitted wooden shelf to right-hand side and pair of shelves in the alcove to the left, beamed ceiling, perpendicular beam, possible STUDY RECESS. Steps up to DINING ROOM Inglenook fireplace, Bressumer beam, gas-fired Rayburn Nouvelle, stone surround, display niche, exposed stone wall, wooden TV plinth, beamed ceiling, wood effect flooring. INNER HALL shelved recess, wood effect flooring. Steps up to STUDY with fitted his'n'her desk, fitted bookcase, stripped wood flooring, limited head height. KITCHEN/BREAKFAST ROOM excellent range of units in a light oak theme with rolled edge work surfaces, incorporating 1 ½ bowl single drainer stainless steel sink unit, integrated Candy dishwasher, NEFF 4-ring gas hob, extractor fan, NEFF double oven, integrated fridge and freezer, ample space for breakfast table, beamed ceiling, tiled floor, door to GARDEN. Off the INNER HALL there is the FAMILY BATHROOM with wood panelled bath, overhead shower, tiled surround, folding shower screen, low level wc, pedestal wash basin, mirror splashback with pine surround, built-in shelved STORAGE CUPBOARD. There are also steps down from the INNER HALL to a LOBBY with door to SIDE GARDEN, fitted shelving and STORAGE CUPBOARD. UTILITY ROOM oak work surface, circular stainless steel bowl, appliance space, plumbing for washing machine, tiled flooring, beamed ceiling, fitted shelf. From the DINING ROOM steps lead to a HALF LANDING and BEDROOM 2. BEDROOM 3 with built-in shelved CUPBOARD and exposed beam. Steps up to HALF LANDING built-in STORAGE CUPBOARD. Steps up to GALLERIED LANDING and FIRST FLOOR PROPER. BEDROOM 1 built-in wardrobe cupboard and AIRING CUPBOARD. EN-SUITE SHOWER ROOM with tiled cubicle, Mira shower unit, wash hand basin, low level wc, mirror-fronted medicine cabinet, trap to loft. There are fine views towards open countryside.

OUTSIDE

To the right of the property there is a DETACHED PERIOD BUILDING, which presents elevations of painted render and stone, beneath a slate roof. This incorporates a generous CAR PORT and adjacent WORKSHOP, with parking bay in front. Between this building and the cottage, steps lead up to the side door nearest to the UTILITY ROOM, and onto the REAR GARDEN. These are flanked by well-stocked borders and stone retaining walls, and lead to a small SUN TERRACE. The REAR GARDEN is mainly laid to lawn, interspersed with some mature shrubs. There is a SUN TERRACE which is in effect the roof of the CAR PORT, GREENHOUSE, SHED with power connected, the 2nd part of which is an open LOG STORAGE AREA. The well-tended garden is hedge-enclosed, providing a good deal of seclusion and privacy.

SERVICES

Mains drainage, electricity and water. The gas-fired range provides cooking and central heating. The property also benefits from having sun user roof panels, which supply free hot water. According to Ofcom, Superfast broadband is available in the area and there is limited signal from several mobile providers. For further information please visit <https://checker.ofcom.org.uk/>



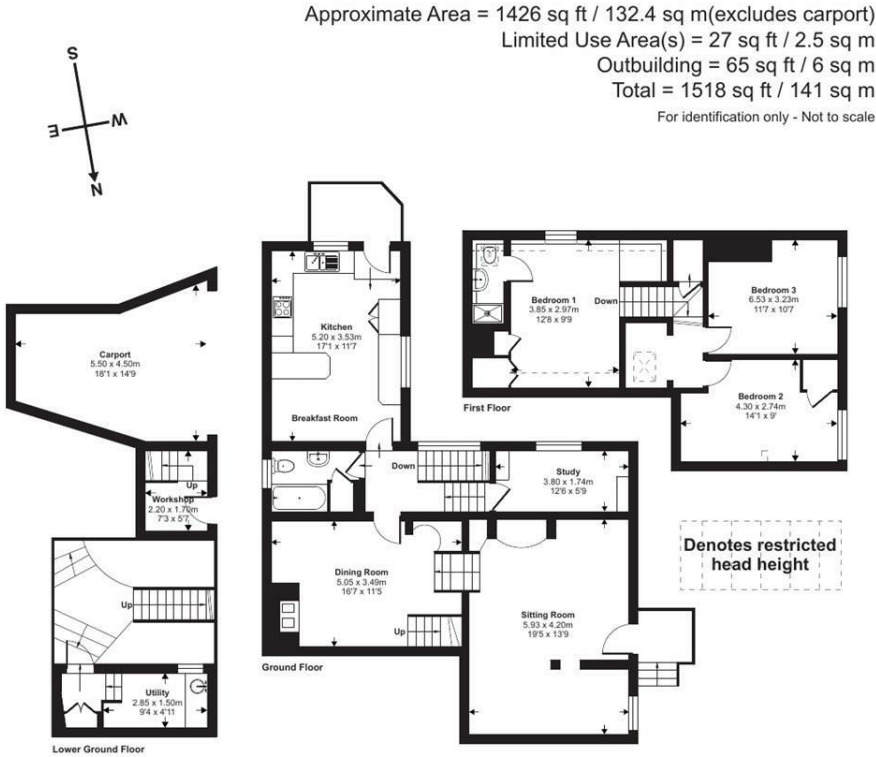
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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