



Prospect



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High Bickington, Umberleigh, Devon EX37 9AY

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

A period detached house with adjoining stone barns requiring renovation and scope to extend/develop subject to consent.

- In need of renovation & Scope to Extend/Develop Subject to Planning
- 2 Reception Rooms
- Adjoining Stone Barns
- Sought After Village Location
- Council Tax Band D
- 3 Bedrooms, Bathroom and Wet Room
- CASH BUYERS ONLY
- All Mains Services
- 0.18 of an acre
- Freehold

Guide Price £275,000

SITUATION AND AMENITIES

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. 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.



DESCRIPTION

An opportunity to acquire a detached property circa. 1886 situated in the highly sought after semi-rural village of High Bickington, the property requires renovation and has scope to extend or develop the plot, subject to planning permission. We understand this is the first time in over 100 years that the property has been available for sale.

The property also comes with attached stone barns, ideal for a workshop, storage or conversion into auxiliary accommodation or home office subject to planning permission. Externally the property presents rendered elevations, majority double glazed windows, beneath a tiled roof. The accommodation briefly comprises; ENTRANCE HALL with stairs rising to the first floor, doors to SITTING ROOM, KITCHEN, UTILITY TOOM, modern WETROOM. On the first floor there is a LANDING with doors that lead into THREE BEDROOMS and BATHROOM. The plot extends to approximately 0.18 of an acre with two garden areas and ample parking and space for garaging subject to consent.

SERVICES

All mains services connected. Gas Rayburn providing hot water.

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/>

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

OVERAGE

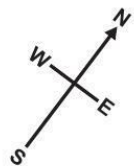
There may be potential to obtain planning permission and develop the site, therefore the property will be sold subject to an overage clause. The actual wording will be confirmed by the vendors solicitors at the point of sale.

DIRECTIONS

What3Words: [///vitamins.promising.daytime](https://www.what3words.com/#!/~///vitamins.promising.daytime)

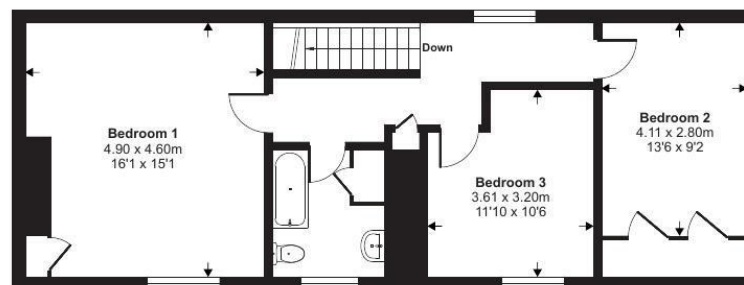
From Barnstaple proceed along the A377 for approximately 6 miles, then turn right on to the B3217 towards Atherington. Continue along the road and upon entering the village, turn left on to the B227, adjacent to the shop , towards High Bickington. Continue into High Bickington passing the Golden Lion 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 right hand side with a 'For Sale' board clearly visible.



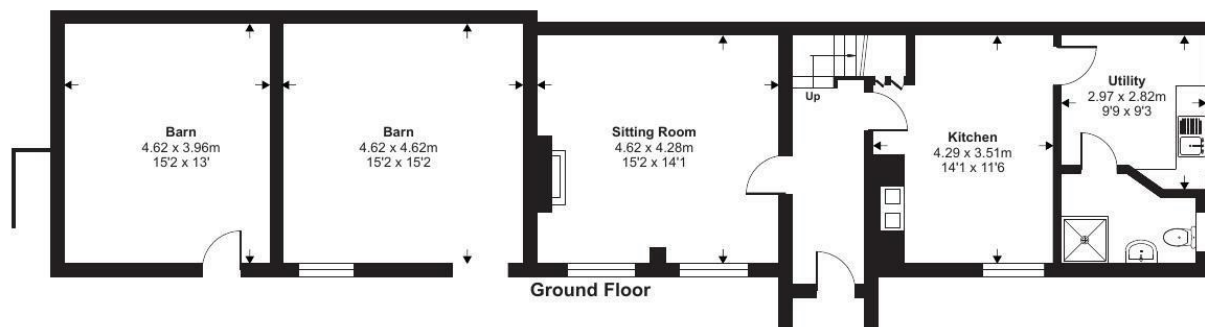


Approximate Area = 1346 sq ft / 125 sq m
 Barn = 230 sq ft / 21.3 sq m
 Barn = 197 sq ft / 18.3 sq m
 Approximate Area = 1773 sq ft / 164.6 sq m

For identification only - Not to scale



First Floor



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1215356

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	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	70
(35-48) D	
(29-34) E	
(21-28) F	17
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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