



Hope Cottage



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High Bickington, Umberleigh, EX37 9AY

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

An exceptionally well-presented Grade II listed character cottage situated in a popular North Devon village

- Village location
- Wealth of charm & original features
- 3 Bedrooms & Family Bathroom
- Ample parking
- Freehold
- Grade II Listed
- Spacious & well appointed accommodation
- Detached garage/workshop
- Council Tax Band E

Guide Price £550,000

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.



DESCRIPTION

Hope Cottage represents an outstanding example of an exceptionally well-presented Grade II listed character cottage, sympathetically improved in recent years to create a spacious and well-appointed family home. Believed to date in part from the 16th century, with later extensions added most likely in the early Victorian period, the property retains a wealth of period charm and original features including Inglenook fireplaces with bread ovens, exposed beams, original doors, and sections of exposed floorboards. Externally there is ample parking, private gardens, useful outbuildings and a superb 'Vine Room'. This is certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

A welcoming entrance hall with engineered oak flooring, understairs WC and stairs to the First Floor. This leads into the main reception spaces. The living room and generously proportioned sitting room both feature characterful Inglenook fireplaces with wood burners and exposed beams. The well-appointed kitchen/dining room provides exposed stone, tiled flooring, a range of fitted units, oil fired AGA, Belfast sink and Smeg electric oven with gas hob, a fine example of blending modern fittings with traditional style. Completing the ground floor is a separate entrance porch with space for coats, boots etc. The First Floor is arranged around a spacious landing with vaulted ceilings which also serves as a useful office area. There are three well-proportioned bedrooms, each full of character, together with a beautifully presented family bathroom which includes wooden flooring, roll top bath, WC, sink and shower enclosure.

OUTSIDE

The cottage is approached via a private gated entrance, opening onto a large gravelled driveway that provides ample parking and turning space. To the side is a detached stone garage/workshop, summerhouse, the 'pod' which is a freestanding seating area and a superb versatile detached Vine Room with vaulted ceiling and an abundance of character - perfect for entertaining or Al fresco dining. Adjoining the cottage are a utility room with plumbing for white goods, fitted units and sink, log store, and an outside cloakroom.

SERVICES

Mains electric, water and drainage.
Gas central heating
Grade II listed
Within a conservation area



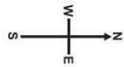
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	7077
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

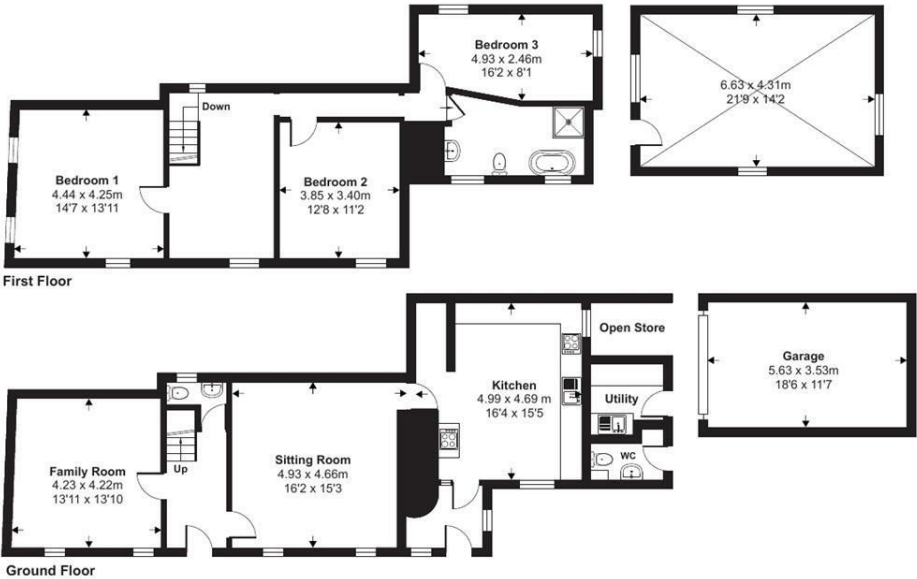
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Approximate Area = 1612 sq ft / 149.7 sq m
Garage = 214 sq ft / 19.8 sq m
Outbuildings = 373 sq ft / 34.6 sq m
Total = 2199 sq ft / 204.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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