



Brownscombe Barn High Bickington, Umberleigh, EX37 9AY

Price Guide £250,000

A MID TERRACE CHARACTER COTTAGE situated in the centre of the quiet village of High Bickington offering nicely presented TWO BEDROOM and TWO BATHROOM accommodation including a Kitchen, Sitting Room and Conservatory, with ENCLOSED GARDEN AND GOOD SIZED WORKSHOP.

SITUATION

High Bickington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a community shop, a post office, a primary school, a doctors surgery, , two public houses, a community hall offering a number of sports clubs and societies and an 18 hole golf course at Libbaton with a club house. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION

Brownscombe Barn comprises a most attractive mid terrace cottage situated in the centre of High Bickington near the church and village hall. The property is of traditional stone and cob construction under a pan tiled roof all with rendered and colour washed elevations, and a uPVC double glazed Conservatory to the rear which is currently used as a Dining Room. Internally the well laid out and nicely presented accommodation is arranged over two floors and briefly comprises a good-sized character Sitting Room, a Conservatory/Dining Room, a well fitted Kitchen/Breakfast Room, and a downstairs Cloakroom, whilst on the first floor there is a Master Bedroom with En-Suite Shower Room, a second double Bedroom, and a Bathroom. Brownscombe Barn benefits from much character and charm with traditional beamed ceilings in many of the rooms whilst modern additions include uPVC double glazing and mains gas central heating throughout. Outside and to the rear of the property there is a manageable enclosed garden which is bordered by

pretty established flower beds, whilst beyond the garden is a Greenhouse, and a good-sized Workshop.

ENTRANCE

From the brick paved area at the front, a uPVC double glazed Front Door with inset glass light opens into the

SITTING ROOM

A dual aspect room with window to the front with window seat below and internal window to the rear allowing borrowed light from the Conservatory, beamed ceiling, radiator, smoke alarm, central heating and hot water control panel and TV point. On one side a doorway opens into the Kitchen, whilst in one corner a door and step up leads into the

CONSERVATORY

A useful addition overlooking the garden and running the full width of the property being of uPVC double glazed construction on a rendered block plinth, set under a triple polycarbonate roof. The Conservatory benefits from a radiator and a ceramic tiled floor.

KITCHEN

fitted with a range of matching white shaker style units to four sides under a laminate work surface with tiled up-stand and painted tongue and groove splash backs including and incorporating a single bowl double drainer sink unit with mixer tap set below a window to the rear overlooking the garden, with 'Worcester' mains gas wall mounted boiler to one side providing domestic hot water and servicing the radiators. On one side there space and point for an electric cooker with extractor fan over, set between a range of matching wall units, whilst on the opposite side there is space an plumbing for a washing machine and dishwasher, also with matching wall cupboards over. The Kitchen is finished with a beamed ceiling, space and point for a fridge/freezer, a telephone point and inset ceiling down lighting. In one corner, easy turn stairs lead to the First Floor Landing, whilst in one corner a door opens into the

CLOAKROOM

An internal room set under the stairs and fitted with a matching white suite comprising a low level WC with macerator and a wall mounted wash hand basin.

STAIRS AND FIRST FLOOR LANDING

Returning to the Kitchen, easy turn stairs with hand rails on either side lead to the First Floor Landing with doors off to all principal rooms, smoke alarm, hatch to roof space, velux window and radiator. On one side, stained tongue and groove doors gives access to a good sized storage cupboard fitted with shelving.

BEDROOM 1

A double bedroom with window to the rear overlooking the garden, range of built-in wardrobes in one corner, radiator and further built-in wardrobe fitted with hanging rail. On one side a door opens into the

EN-SUITE SHOWER ROOM

with part tiled and part painted tongue and groove walls and ceiling, fitted with a matching white suite comprising a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with storage cupboard below. The Bathroom is finished with a radiator and an obscure glazed window to the rear.

BEDROOM 2

A double bedroom with two windows to the front with radiator below.

BATHROOM

with partially tiled walls and matching beige suite comprising a panel spa bath set below an obscure glazed window to the rear; a pedestal wash hand basin with mirror over; and a low level WC with inset mirrored inset storage cupboard over. In one corner is a useful built in storage cupboard fitted with shelving. The Bathroom is finished with a radiator.

OUTSIDE

From the front, a brick paved path leads up to the front door opening into the Sitting Room, whilst at the side and rear of the neighbouring house, a wooden vehicular gate opens onto a gravel drive over which Brownscombe Barn has a pedestrian and vehicular right of way leading to the rear of the property with, on one side, a sizeable Wooden Garden Shed/Workshop and on the other a wooden pedestrian gate opens into the Garden. At the front of the shed/workshop there is also a Greenhouse. The enclosed garden is immediately behind the house and has been designed with low maintenance in mind being paved with mature flowers beds on all sides and being bordered by wooden panel fencing creating a really super addition. At the rear a door leads into the Conservatory.

SERVICES

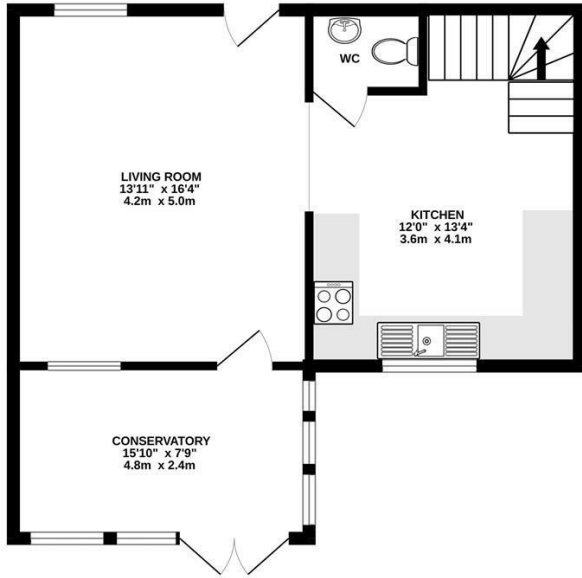
Mains electricity, gas, water and drainage. Mains gas boiler providing domestic hot water and servicing radiators. Telephone connected subject to Open Reach Regulations.

VIEWING

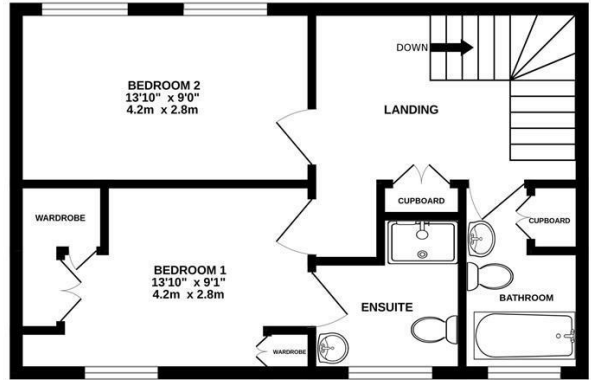
Strictly by Appointment with the Agent.

Floor Plan

GROUND FLOOR



1ST FLOOR

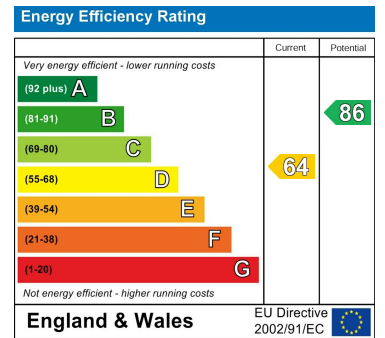


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Area Map



Energy Efficiency Graph



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