

## 1 Lemonford Lane, Bickington

£335,000 Freehold

Barn Conversion • Four Bedrooms • Spacious Lounge/Dining Room • Kitchen • Family Bathroom • Downstairs Cloakroom  
• Enclosed Garden • Double Garage • Allocated Off-Road Parking • Village Location

### Contact Us...

📞 01626 365055

✉️ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

  
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Located in the desirable Village of Bickington, this charming Barn Conversion, offers 3 bedrooms upstairs, a downstairs fourth bedroom which is currently used as a study, an enclosed garden, off-road parking, and a double garage. Bickington has excellent transport links for Exeter and Plymouth, with regular bus services to Exeter and Newton Abbott. It is also in the catchment area for the sought-after Blackpool Primary School and has a daily school bus to Torquay Grammar Schools, and South Dartmoor Academy. The property offers that countryside charm, making it an ideal home for those seeking comfort along with peace and quiet.

As you step through the bespoke hardwood front door, you are greeted by an entrance porch with wood-effect flooring that extends into the spacious lounge/dining room. This room has double-glazed windows at the front and a sliding door that opens to the garden. A striking wood burner fire, set on a slate plinth with an exposed stone surround, adds a cosy ambiance. The dining area leads to a well-equipped kitchen featuring a front-facing window, tiled flooring, and a range of matching wall and base units. The kitchen is fitted with a mixer tap sink, built-in Smeg ceramic hob and oven, extractor hood, and space for a fridge/freezer, washing machine, and dishwasher.

From the living room, a door leads to an inner hallway, providing access to a versatile bedroom/study with built-in storage and a window overlooking the garden. Adjacent to this room is a convenient downstairs cloakroom, complete with a low-level WC, pedestal wash hand basin, wood-effect flooring, and extractor fan. The inner hallway also features a hardwood barn-style door that opens to the garden.

The first floor is accessed via stairs from the inner hallway, leading to the other three bedrooms. Each bedroom is enhanced by Velux windows and original wooden beams, adding character and charm. The modern bathroom includes a low-level WC, a pedestal wash hand basin, and an electric shower over a panelled bath, complemented by part-tiled walls and a rear-facing window. A hatch from the landing area provides access to the loft space.

Externally, the property includes an allocated parking space nearby and a useful double garage with an up-and-over door, power, and light. The private rear garden is perfect for outdoor relaxing or for those who enjoy gardening, featuring a paved area, level lawn, stone chip pathway, wood store, an attractive garden bordered by an exposed stone wall.



## MEASUREMENTS

Lounge - 12'8" x 15'6" (3.86m x 4.72m)

Dining Room - 11'2" x 7'11" (3.40m x 2.42m)

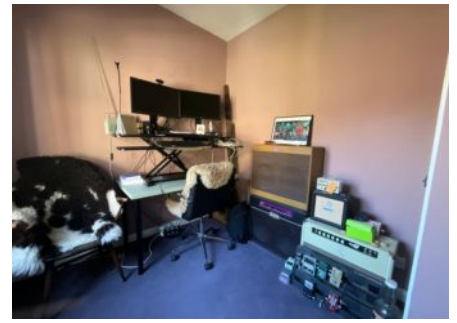
Kitchen - 8'1" x 7'7" (2.31m x 2.47m)

Study/Bedroom - 9'0" x 8'1" (2.46m x 2.75m)

Bedroom - 12'3" x 8'11" (3.73m x 2.72m)

Bedroom - 10'6" x 8'5" (3.20m x 2.56m)

Bedroom - 12'3" x 8'1" (3.74m x 2.45m)



## USEFUL INFORMATION

Broadband Speed - Ultrafast  
1000Mbps (According to OFCOM)

Teignbridge Council Tax Band - C  
(£2191.32 2025/2026)

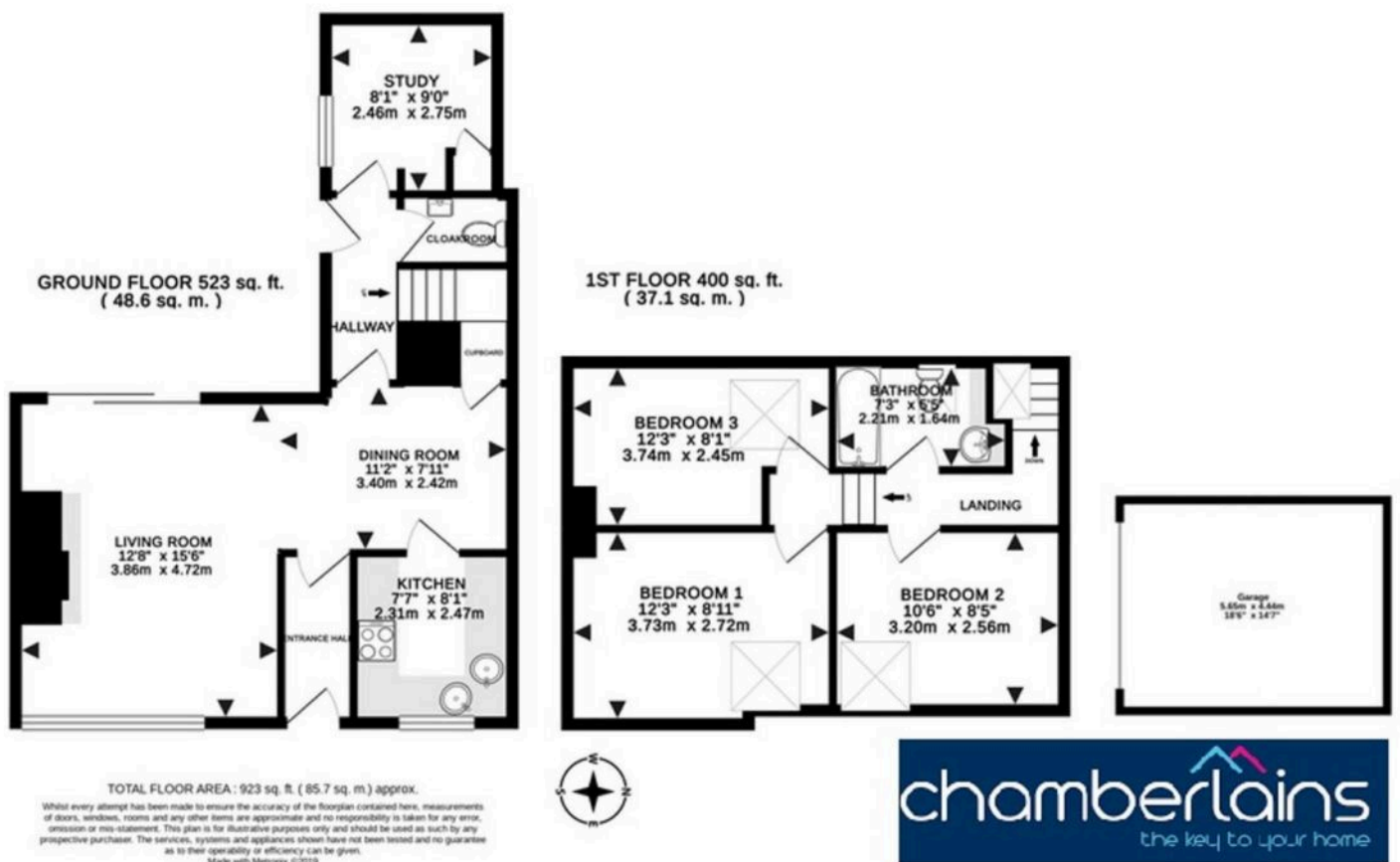
EPC Rating D

Mains Gas, Electric, Water and  
Sewerage Supplied

The Property Is Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC