



Blackmore Cottage



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High Bickington, Umberleigh, Devon, EX37 9BB

Village amenities in walking distance. Torrington 7 miles.  
Barnstaple/South Molton 9 miles

A 3/4 bedroom, spacious character cottage with flexible accommodation in a sought-after village

- 3 Bedrooms & 3 Reception Rooms
- Sought After Village Location
- Rear Courtyard Garden
- Parking for 2-3 Cars
- 128 SQM / 1377 SQ FT
- No Onward Chain
- Council Tax Band C
- Freehold

## Offers In Excess Of £324,000

### SITUATION

The village of High Bickington offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England Community Hall, Post Office, doctor's surgery, bus services, playgrounds, playing fields, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. 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 National Park, are all within around 40 minutes by car. 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.



## DESCRIPTION

A period village house which presents colour wash rendered elevations beneath a tiled roof. Internally the accommodation is characterful and has been sympathetically modernised to combine 21st century refinements with many original features. Externally, there is parking at the front and an enclosed rear courtyard which could be used for additional parking with roller garage door. The property is considered ideal as principal residence, second home, UK base or holiday let. An internal inspection is strongly advised to fully appreciate this delightful home. The layout of the accommodation is more clearly identified upon the accompanying floorplans but comprises:

## ACCOMMODATION

Double glazed entrance porch with space for coats, boots etc, leading into the sitting room with stairs off to First Floor, window seats, Inglenook fireplace with bread oven and log burner, beam above, exposed stonework, slate hearth, doorway through to kitchen and dining room, additional door leading into two further reception rooms (described later). The kitchen includes shaker style units with wooden worktops, inset Belfast sink with mixer tap, space for range style cooker, exposed beams, skylights, opening through to dining room with window overlooking rear courtyard, bespoke seating with storage space, terracotta tiled floor, exposed stone work. The additional reception room which could be used as home office/play room/lounge includes a set of French doors leading out to courtyard, tiled floor, vaulted ceiling and doorway through to the snug/bedroom 4. Finishing off the ground floor accommodation is a WC and access to the courtyard garden.

On the first floor are three good sized bedrooms and the stylish family bathroom which includes a white four-piece suite comprising roll top slipper bath with mixer tap and shower attachment, pedestal wash basin, WC and quadrant shower and built-in cupboard.

## OUTSIDE

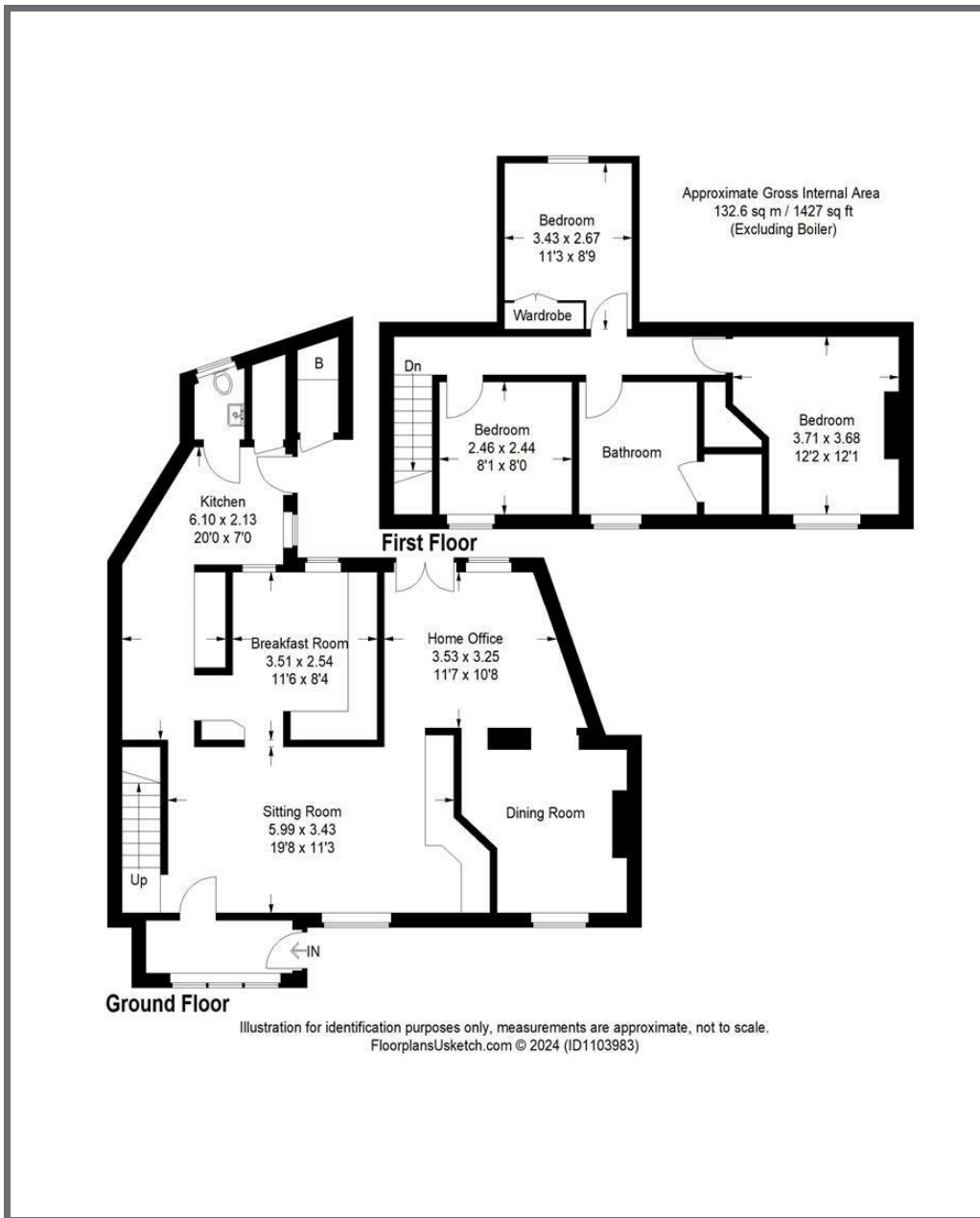
At the rear of the property is an enclosed courtyard with space for seating and garage roller door to the road, this could also be used for additional parking. Off road parking is at the front of the house for two vehicles.

## SERVICES

All mains services connected, gas fired central heating. According to Ofcom superfast broadband is available in the area.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		71
(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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