



Homewell Cottage



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High Bickington, Umberleigh, Devon, EX37 9AY

Off a quiet lane with fine views, yet within walking distance of village amenities & open countryside

A Grade II Listed, quintessentially English, detached thatched period cottage with detached annexe/studio & delightful, secluded cottage gardens

- Sitting Room with Inglenook, Dining Room
- Kitchen/Breakfast Room, Utility, Cloakroom
- 3 Bedrooms, Bathroom
- Annexe/Studio of Bed 4/Sitting Room, Wet Room
- Provision for Annexe Kitchenette
- Adjoining garage which could convert
- Additional Parking
- Large, well tended garden
- Council Tax Band C
- Freehold

Guide Price £495,000

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. Homewell Cottage is ideally placed to enjoy the best that the village has to offer, as it is quietly tucked away off a country lane, yet within a short walk of all the aforementioned amenities, as well as open countryside. 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

Homewell Cottage is Grade II Listed as being of architectural and historical importance. The property presents painted rendered elevations, beneath the thatched roof and the origin of the core is believed to date back to the early 18th Century. The property has benefitted from an 'in-keeping' two-storey extension, as well as the addition of the detached garage building and guest annexe. There may be scope to extend the main house further and convert the garage into additional accommodation, subject to planning permission – bearing in mind that there is additional parking already in place. The cottage is complemented by delightful well-tended and secluded gardens, which amount to 0.37 of an acre. If you are searching for the quintessential detached, thatched period cottage in a timeless, edge of village setting, then they do not come much better than Homewell Cottage.

ACCOMMODATION

GROUND FLOOR
PORCH and ENTRANCE LOBBY. SITTING ROOM dual aspect, good ceiling height, original Inglenook fireplace with stone surround and hearth with bread oven. The separate DINING ROOM also boasts characterful features with exposed beams and a STORAGE CUPBOARD understairs. From the DINING ROOM there is access to the KITCHEN/BREAKFAST ROOM. The KITCHEN is fitted with a range of wall and base units, topped by solid beech worktops with Belfast sink inset. The Rangemaster makes a great feature and there is an integrated fridge/freezer. From the kitchen, the UTILITY ROOM can be accessed, which also benefits from a Belfast sink and plumbing for washing machine. Complementing the Ground Floor is the CLOAKROOM, which has wc and wash basin.

FIRST FLOOR
Landing. BEDROOM 1 is a good size with exposed beams and dual aspect views. BEDROOM 2 is a similar size – another double bedroom, again being dual aspect. BEDROOM 3 is a small double with lovely outlook. FAMILY BATHROOM – a very good size with shower cubicle, panelled bath, wc and wash basin.

OUTSIDE

Externally, the large GARAGE was originally built to accommodate a classic car, and so has heating and insulation. There is also storage above and cupboards with a worktop. Adjoining is an outside GARDEN STORE and the ANNEXE. The store has power, light and shelving, and potential to be incorporated within the annexe to increase the accommodation, as does the garage. The ANNEXE is currently utilised as an office, but boasts a WET ROOM, LIVING AREA – which could be utilised as a BEDSIT, and an additional room that is currently utilised as a store, but could be converted to a kitchenette. The gardens are a labour of love, and have been beautifully landscaped by the current owner. The FRONT GARDEN has a gravelled pathway leading up to the centre, with mature flower beds flanking either side and then sweeping lawns with mature shrubs and trees which surround. There are glorious countryside views from here. There is also a feature water pump, which could be restored. There is a gravelled area to the side providing off-road parking, and then leading around the to rear is a very large GARDEN with lower TERRACE and upper lawns. There are two seating areas to enjoy different vistas of the garden and beyond, as well as to follow the sun around. There are many flower beds providing plenty of colour, as well as fruit trees. To the top is a SUMMER HOUSE of timber construction, with mains power and enclosed DECKED AREA, from which the best of the far-reaching views can be enjoyed. The gardens are well-established and well-tended.

SERVICES

All main services connected. Gas-fired central heating. According to Ofcom, Superfast broadband is available in the area and mobile signal is likely from multiple network providers. For further information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

DIRECTIONS

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From Barnstaple proceed along the A377 for approximately 6 miles, then turn right onto the B3217 towards Atherington. Continue along the road and upon entering the village turn left onto the B3227 (immediately opposite the church) towards High Bickington. Continue into High Bickington, past the Golden Lion Pub on your left. Take the right-hand turn at the staggered junction (Cross Park) signposted 'Back Lane'. Continue along this lane for approximately 200 yards, and turn left in front of the thatched cottage into an unmarked lane which is Quarry Road. Follow the lane for several hundred yards and the property is on the left-hand side, identified by our For Sale board.



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		
(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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