

Beautifully Converted 4 Bedroom Barn

The Byre North Lane, Bickington, Barnstaple, Devon, EX31 2JN

Guide Price

£495,000



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The Byre; a beautifully converted stone barn, offering modern living with an abundance of original features.

The Byre is located centrally to Bickington, which allows many amenities a short walk away, both local village shop and pub situated 0.1 miles away. If you wish to travel further afield to some of the many magnificent coastal pathways or far-stretching beaches, the bus stop is placed even closer-by. Alternatively, Barnstaple train station allows for transport links to the rest of the country via Exeter. Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central



Entrance Hallway
1.96m x 3.79m (6'5" x 12'5")

Kitchen Diner
3.56/5.45m x 2.74/6.51m (min/max)
(11'8"/17'10" x 8'11"/21'4" (min/max))

A large modernised kitchen hosts modern features throughout. A slate style countertop forms a kitchen island with plenty of kitchen cupboards available providing adequate room for all kitchenware. A large Rangemaster oven is in place with a gas top. Fridge, freezer and kitchen sink are also fitted within the customised kitchen.

The current owner uses the other half of the kitchen for dining, with table comfortably fitting, benefitting from a gas fireplace situated nearby.

Utility
3.98m x 1.45m (13'0" x 4'9")

Excellent laundry room, fitted with additional sink, washing machine, tumble-dryer and dishwasher. This room also offers an alternative entrance to the property, brilliant after any trips to the beach.

Living Room Diner
8.03m x 5.46m (26'4" x 17'10")

A large living rooms spanning over 25 feet, ideal for hosting or lounging. A log burner is centrally positioned, offering a cosy setting in the colder months. Two sets of double doors open into the rear garden and compliment the room further, bringing the outside in during the warmer months of the year.

Office
1.68m x 2.85m (5'6" x 9'4")

Fitted with desk and shelves, an ideal setting for a work from home environment.

Rear Porch
1.68m x 1.30m (5'6" x 4'3")

A seperate porch, a place to remove any wet/dirty footwear before entering into the living room.

Family Shower Room
1.36m x 2.40m (4'5" x 7'10")

Situated on the ground floor, comprising of a walk-in shower, toilet and vanity sink.

Master Suite
4.93m x 3.63m (16'2" x 11'10")

This immaculate room boasts original wooden beams bordering the vaulted ceiling, alongside multiple velux skylights; creating a beautifully light and spacious room.

Master Suite Hall
1.35m x 3.45m (4'5" x 11'3")

Dressing Room
2.73m x 2.16m (8'11" x 7'1")

A room dedicated to all your clothing needs; shelving and rails available.

En-Suite Bathroom
2.94m x 1.51m (9'7" x 4'11")

Large modernised en-suite bathroom fitted with vanity sink, toilet and bath with overhead shower.

Bedroom 2
3.60m x 3.77m (11'9" x 12'4")

Generous sized double bedroom with built in wardrobe, en-suite shower room and airing cupboard all available.

En-Suite Shower Room
1.63m x 1.41m (5'4" x 4'7")

En-suite offering the second bedroom shower, toilet and sink.

Bedroom 3
3.60m x 3.27m (11'9" x 10'8")

Another large double bedroom with fitted wardrobes.

Bedroom 4
2.53m x 2.05m (8'3" x 6'8")

Upper Landing
2.74m x 1.57m (8'11" x 5'1")

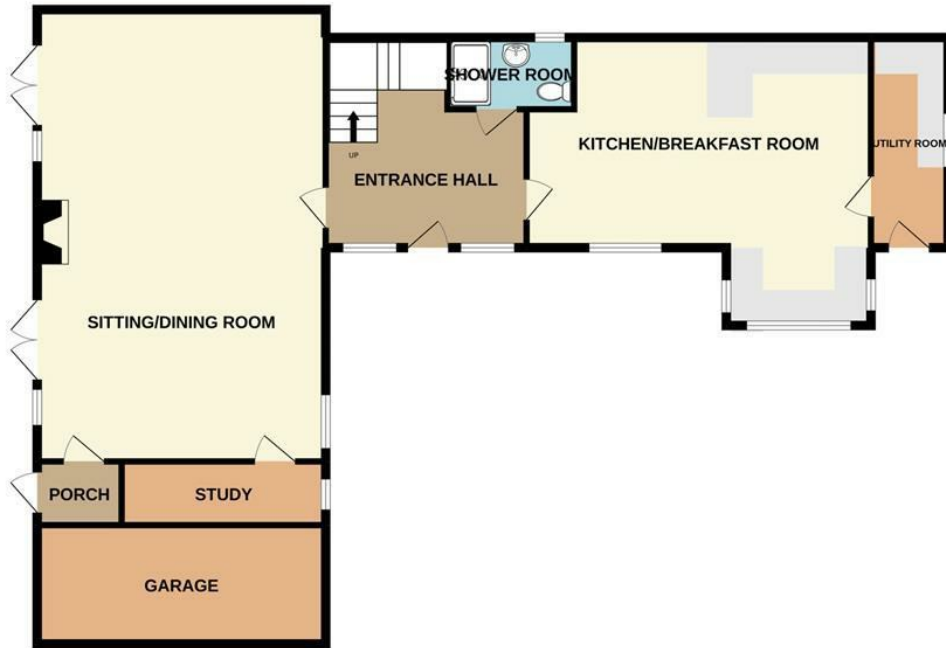
Lower Landing
1.69m x 1.96m (5'6" x 6'5")







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(27-38) F			(27-38) F
(1-26) G			(1-26) G
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	