

Asking Price £535,000



The Old Post Office Bickleigh, Bickleigh, Tiverton, EX16 8RH

- Popular Exe Valley village
- Air source heat pump, solar panels & battery storage
- High-quality country-modern kitchen with island
- 3 double bedrooms with new carpets throughout
- Fully re-landscaped garden with new patio & pergola
- Completely renovated heritage home
- New roof, external insulation, and rendering
- Detached, versatile garden room with shower & WC
- Refitted en-suites and refurbished family bathroom
- Plenty of parking on a newly laid driveway

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



The Old Post Office Bickleigh, Tiverton EX16 8RH

The perfect blend of classic character charm and advanced eco-efficiency.

Having undergone a meticulous, top-to-bottom reconstruction with no expense spared, this beautifully presented heritage home is truly one where no one would change a thing.



Council Tax Band: E



Set within a designated conservation area in the historic heart of the village, The Old Post Office is a beautifully upgraded heritage home that perfectly pairs timeless character charm with state-of-the-art eco-credentials. Meticulously overhauled from top to bottom by the current owners, the property has been future-proofed with a brand-new roof and upgraded insulation, high-specification external insulation wrapped in fresh rendering, and all-new guttering.

The home boasts an incredibly efficient, brand-new air source heat pump powering a full new central heating and hot water system (including an immersion heater), working alongside a solar panel system with integrated battery storage. It is truly a residence where no one would change a thing.

The surprisingly spacious accommodation has been completely redecorated and features brand-new flooring stretching across the entire ground floor. The layout centres around a spectacular, open-plan kitchen and dining room. Newly installed with high-quality fittings, this social hub features a central island, a classic Belfast sink, and premium integrated appliances—including a five-ring Siemens ceramic hob, eye-level double oven, a Bosch dishwasher, a fridge-freezer, and an integrated washing machine.

To the rear, the welcoming sitting room features double doors opening directly onto the garden, seamlessly bridging the gap between indoor comfort and outdoor relaxation. Completing the ground floor layout is a practical rear lobby giving access to a newly fitted, stylish downstairs cloakroom and toilet.

Heading upstairs via newly carpeted stairs, the property continues to impress. The entire first floor features brand-new carpeting and fresh decoration. The principal bedroom suite is a grand sanctuary offering ample space for a super king bed, a newly installed configuration of built-in wardrobes, and a luxurious, newly refitted en-suite shower room. The bedroom window frames an exceptional, elevated aspect over the garden and across to the wooded slopes on the opposite side of the valley.

The second bedroom is also a generous size, accommodating a king-size bed, and benefits from its own newly refitted private en-suite, while the third bedroom comfortably accommodates a double bed. Serving the first floor is the main family bathroom, which has been beautifully refurbished to a high standard,

featuring a modern bath with a thermostatic overhead rainfall shower.

The outdoor spaces have been entirely transformed and re-engineered. The driveway was fully excavated and re-laid, with all below-ground pipework completely replaced, including the installation of a dedicated soakaway system under the lawn for flawless drainage.

The private rear garden has been fully re-landscaped with all-new fencing, a feature pergola, raised flower beds, and an expansive new patio perfect for entertaining. Positioned west-facing to capture the afternoon and evening sun, it enjoys an open southerly aspect looking down the Exe Valley, with a secluded, raised timber deck positioned to take in the views. Tucked within the garden is a substantial, detached garden room benefiting from an internal toilet, shower cubicle, and French doors—offering outstanding flexibility as a high-end home office or independent guest accommodation.

Bickleigh has long been one of the Exe Valley’s most sought-after villages, celebrated for its picture-postcard thatched cottages, a well-regarded local primary school, and a popular riverside pub positioned right alongside the historic stone bridge. The area is a paradise for walkers and outdoor enthusiasts, crisscrossed with beautiful footpaths providing fantastic walks right from your doorstep towards the peaceful neighbouring village of Butterleigh.

The location balances rural tranquillity with superb connectivity, sitting just a few miles south of Tiverton's market town amenities, schooling, and transport links (including Tiverton Parkway station), with effortless access to the cathedral city of Exeter to the south.

Services:
Mains electricity, water, and drainage. Air source heat pump, PV cells with battery storage.

Tenure:
Freehold

Council Tax Band:
Band E

Local Authority:
Mid Devon District Council 01884 255 255

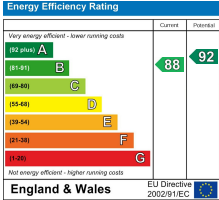
Directions

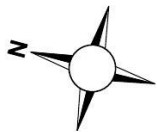
what3words: airbase.toads.duty

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





Approximate Area = 1356 sq ft / 125.9 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1513 sq ft / 140.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1482380



[seddon.com](https://www.seddon.com)

Seddon's is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddon's Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.