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Goodings



All local amenities close by. Barnstaple 10 miles

A substantial attached period house with garage and scope for a ground floor annexe, subject to consent at the centre of the village

- 4 Bedrooms
- Two Shower Rooms & En-suite Bathroom
- Kitchen/Dining Room
- Utility
- Countryside Views
- Sought After Village Location
- Scope to create a ground floor annexe
- Garage and Parking
- Council Tax Band B
- Freehold

Guide Price £240,000

#### SITUATION AND AMENITIES

High Bickington is a thriving village with many amenities including; a well regarded primary school, two pubs providing hot food, Church of England and Methodist Chapel, community shop, community centre, post office, two playing fields/parks, community woodland, golf club at Libbaton nearby and bus services. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. UMBERLEIGH train station is within 3 miles and provides a regular service between Barnstaple and Exeter. Barnstaple, the regional centre, is about 10 miles away and offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. The sandy surfing beaches at Croyde, Saunton (also with Championship golf course) and Woolacombe are all within about 40 minutes by car as are Dartmoor and Exmoor National Parks.

#### DESCRIPTION

An attached, period village house which presents part stone and colour washed rendered elevations beneath a slate roof. The accommodation is deceptively generous, spacious, versatile, well presented and has scope to create a ground floor annexe subject to consent. To the rear is an enclosed courtyard garden, and a single garage. This is certainly a property that needs to be viewed internally to be fully appreciated. The layout of accommodation with approximate dimension's is more clearly identified upon the accompanying floorplans but comprises:

#### GROUND FLOOR

Entrance door off High Street into HALLWAY with part tiled and part wood floor. UTILITY AREA with space for white goods, built in shelving, stainless steel sink and drainer. BEDROOM with fitted carpet, window to front. SHOWER ROOM with window to front, built in cupboards, glazed shower, dual flush WC, vanity hand wash basin. Doorway from HALLWAY leading into additional HALLWAY with stairs off to FIRST FLOOR LANDING, understairs recess, door leading to REAR COURTYARD. Further BEDROOM/SNUG/STUDY with built in cupboard, window to rear overlooking courtyard.

#### FIRST FLOOR

Additional stairs to SECOND FLOOR (describe later), understairs cupboard. LIVING ROOM with window to front, small recess with potential for Study Area, fireplace with coal effect electric fire with Adam style fireplace. Steps from LANDING to KITCHEN with windows to rear, Shaker style kitchen with roll top work surface, 1 ½ sink and drainer with mixer tap, tiled splashback, wall

mounted cupboards, space for free standing fridge freezer, integrated Zanussi oven and grill, space for dishwasher and further under unit fridge or freezer, inset downlighting. HALF LANDING with rooflight, eaves storage. BEDROOM 1 with window to rear with far reaching countryside views and over village rooftops, fitted carpet. EN-SUITE BATHROOM with panelled bath with mixer tap and shower attachment over, moisture boarding, vanity hand wash basin with mixer tap, dual flush WC, inset downlighting and extractor fan, built in storage and dressing table area. BEDROOM 2 with 2 Velux windows, built in storage. SHOWER ROOM off landing with tiled shower, wall mounted hand wash basin, low level WC, inset downlighting and extractor fan.

#### OUTSIDE

At the rear of the property in an enclosed COURTYARD with paved terrace, with gravelled borders, shared gated access leading to PARKING AREA and further outside area. SINGLE GARAGE with up-and-over door, power and light.

#### SERVICES

All main services, gas fired central heating. According to Ofcom, Standard and Superfast broadband is available in the area. Mobile signal is likely from several providers. For more information, please see the Ofcom website checker at [ofcom.org.uk](http://ofcom.org.uk)

#### DIRECTIONS

What3Words: [///tiredness.brightens.statement](https://www.what3words.com/#!/tiredness.brightens.statement)

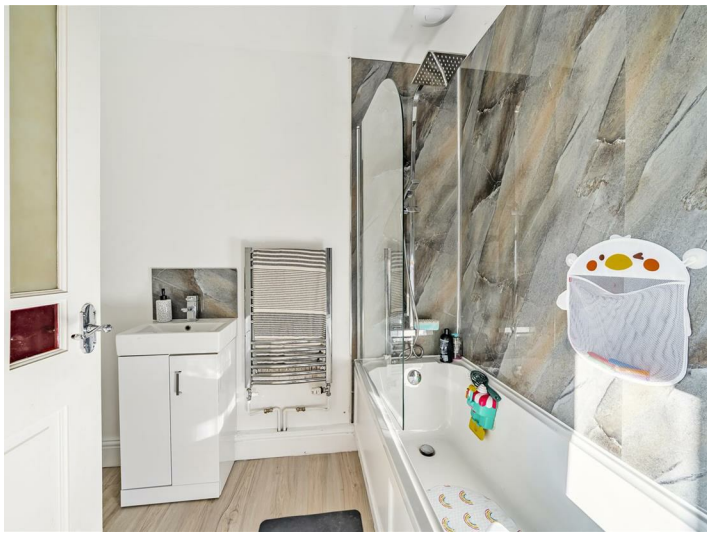
From Barnstaple take the A377 Exeter Road, travel through Bishops Tawton and after a further 6 miles turn right signposted to Atherington and High Bickington. Travel through Atherington and onto High Bickington, enter the village passing the pub on your left and in a short distance bear right in to the village High Street and the property will be found on the left hand side with a for sale board clearly visible.

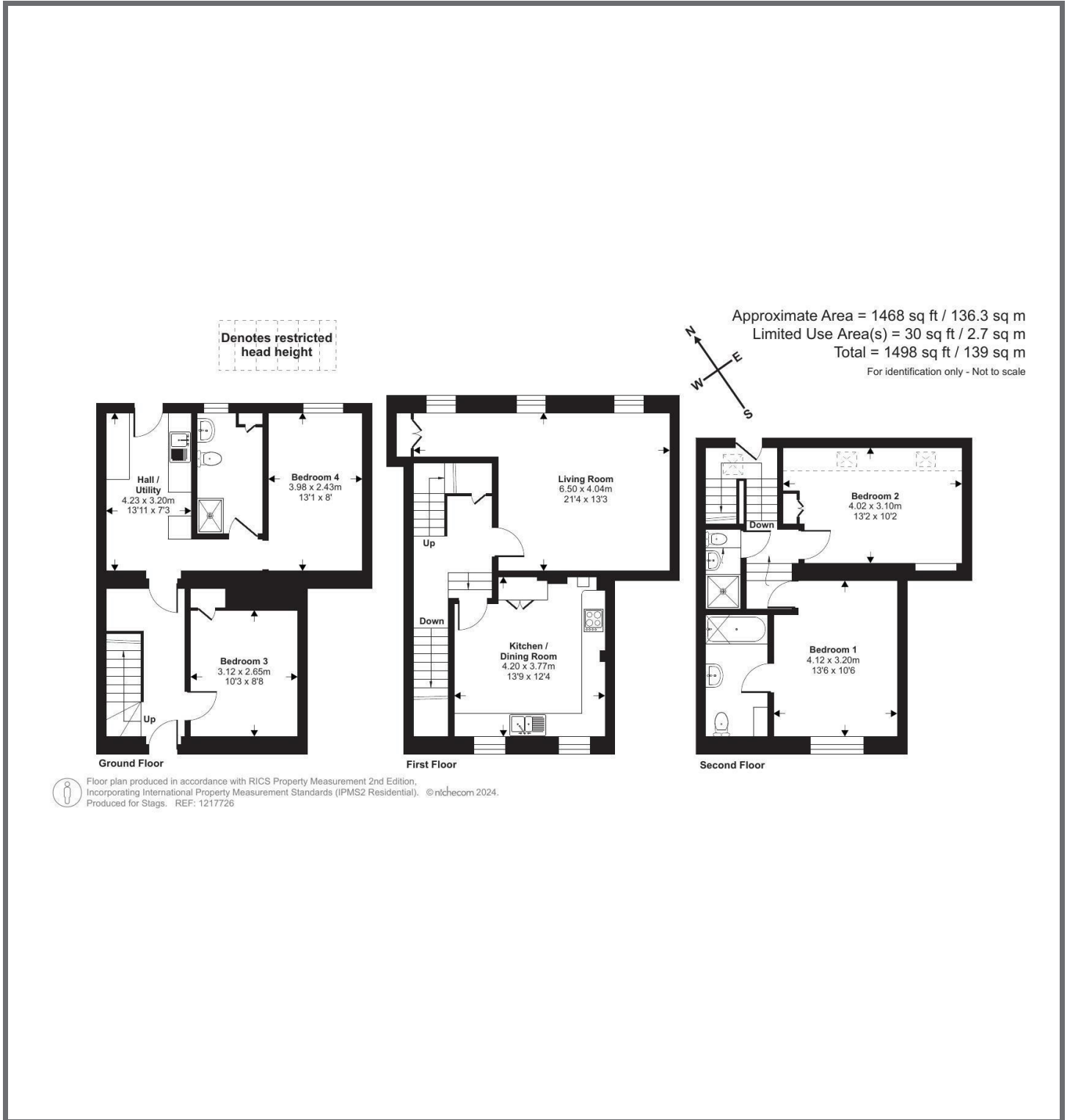
#### SPECIAL NOTE

This property (No2) owns the rear driveway and turning area to the rear of the property. No1 has vehicle access to their garage which is within the courtyard. No3 has pedestrian access to the side gate of their garden which is located next door to No1.

#### LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





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
<small>(Very energy efficient - lower running costs)</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not energy efficient - higher running costs)</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	82

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