



2 BICKLETON COTTAGES, NR INSTOW, EX31 3GG

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2 Bed Cottage - Semi

2 Bickleton Cottages Bickleton, Nr Instow, Barnstaple, Devon, EX31 3GG

Asking Price

£285,000

- Superb Individual Cottage
- Manageable Gardens
- No Onward Chain
- Spacious Accommodation
- Viewing Highly Recommended
- Close To The Coast
- Immaculately Presented Throughout
- Quiet Semi-Rural Location
- Parking Space To Front

Directions

From Instow head up Rectory Lane towards Bickleton, passing the school and church. Continue on this road without deviation for approximately 1.5 miles into the hamlet. The cottage will then be found almost immediately on the right hand side with a parking space at the front.

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Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Entrance

Kitchen/Breakfast Room
4.07m x 3.39m (13'4" x 11'1")

Sitting Room
5.73m x 4.41m (18'9" x 14'5")

Utility Room

Shower Room

First Floor

Bedroom One
4.51m x 3.42m (14'9" x 11'2")

Bedroom Two
3.76m x 3.17m (12'4" x 10'4")

Bathroom

Overview

Tucked away in the peaceful hamlet of Bickleton, this is the kind of setting that reminds you why North Devon is so special. Surrounded by rolling Devon countryside yet wonderfully well-connected, Bickleton offers a genuine sense of rural tranquillity without the feeling of being off the beaten track. Just a mile down the road, the delightful village of Instow is one of North Devon's most cherished coastal villages, a place where the Taw and Torridge estuaries meet in a truly stunning setting. With its sandy beach, popular sailing club, seafront café and the much-loved pubs, Instow has an easy, unhurried charm that never grows old. Morning walks along the estuary, afternoon ice creams on the beach and sundowners watching the boats drift by, life here has a wonderful rhythm to it. The Tarka Trail runs right through the village too, connecting walkers and cyclists to Barnstaple in one direction and Bideford in the other, through some of North Devon's most beautiful estuary scenery. The market town of Barnstaple with its wide range of shops, schools, restaurants and leisure facilities, is just a short drive away, and when the surf calls, the world-famous beaches of Croyde, Saunton and Putsborough are all within easy reach. This is a corner of North Devon that truly offers the very best of everything.

Outside

SERVICES: Cottage: Electric Heating - underfloor to the ground floor, well-fed water (Borehole feed from neighbour), septic tank drainage, mains electricity.

EPC: E

TENURE: Freehold.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: North Devon District Council.

Services

Type your text here

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

