



The Cottage

High Street, High Bickington, EX37 9AX

Offers In Excess Of ~ £200,000

- Grade II Listed Cob and Thatch Cottage
- Two Reception Rooms
- Three Bedrooms
- Pretty Cottage Gardens



THE KEENOR ESTATE AGENT



SITUATION High Bickington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a small village shop and post office, a primary school, a doctor's surgery, an alternative therapies clinic, two public houses, a community hall offering a number of sports clubs and societies and an 18-hole golf course at Libbaton with a club house. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities, and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION The Cottage is a most attractive semi-detached Grade II Listed cottage situated on a quiet village road near the centre of High Bickington, a short walk from the village pub. The property is of traditional stone and cob construction under a thatched roof with a more recent

single storey extension to the rear encompassing the Kitchen and Shower Room, all with rendered and colour washed elevations. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a character Sitting Room, a separate Dining Room, a good-sized Kitchen, and a downstairs Shower Room, whilst on the first floor there are three bedrooms and a Bathroom. The Cottage benefits from all the character and charm one would expect from this style and period including exposed stone fireplaces in the Sitting Room and Dining Room, original beamed ceilings throughout and traditional multi-pane windows on the front elevation, whilst modern additions include mains gas central heating. Outside and to the front of the cottage there is a walled cottage garden whilst to the rear there is a smaller, more private enclosed courtyard creating a lovely summer seating area.

ENTRANCE From the Front Garden, a brick paved path leads up to the Front Door opening into the

ENTRANCE HALL with doors to the Sitting Room, Dining Room and Shower Room and original easy turn stairs leading to the First Floor Landing. The Hall is finished with a radiator, attractive tiled floor and useful under stairs storage cupboard.

SITTING ROOM A comfortable dual aspect room with a bay window to the front and fully glazed multi-pane door to the rear overlooking and leading out to the garden. On one side there is an exposed stone fireplace housing a cast iron multi fuel stove with inset heavy beam over and unusual display niche to one side. The Sitting Room is finished with a traditional beamed ceiling and TV point.

REAR HALL/UTILITY with fitted worktop to one side with space and point for a freezer below and multi-pane window to the rear, hatch to roof space and overhead storage area. On one side a door opens into the

SHOWER ROOM with fully tiled walls and matching white suite comprising a corner shower cubicle housing a 'Mira Event' electric shower with glazed shower screen to one side; a wall mounted wash hand basin with stainless steel taps; and a low-level WC. The shower room is finished with a heated towel rail, a velux window, a 'Dimplex' wall mounted heater, inset ceiling down lighter and a tiled floor.

DINING ROOM A good sized room with bay window to the front overlooking the garden and exposed stone fireplace in one corner housing a multi-fuel stove with original bread oven to one side and inset heavy beam over. The Dining Room is finished with three feature display niches, heavy beamed ceiling, and a radiator. At the rear of the room original wooden double doors lead into the

KITCHEN Fitted with a range of light oak units to three sides under a roll top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side is space and point for an electric cooker with a range of matching wall cupboards over, whilst on the opposite side there are space and points for a fridge and freezer. In one corner is the 'Potterton' mains gas boiler providing domestic hot water and servicing radiators with space and plumbing for a washing machine below. The Kitchen is finished with a ceramic tiled floor, radiator and a traditional beamed ceiling. In one corner a half glazed Back Door leads out to the Rear Garden.

FIRST FLOOR LANDING Returning to the Entrance Hall, the original easy turn stairs lead straight to the First Floor Landing with doors off to all principal rooms, hatch to roof space and exposed beams. On one side there is a cupboard housing the factory lagged hot water cylinder with electric immersion heater.

BEDROOM 1 A large double bedroom with window to the front overlooking the garden and built-in wardrobe to one side fitted with hanging rail. The bedroom is finished with a

radiator and useful display niche.

BEDROOM 2 Another double bedroom with window to the front and radiator.

BEDROOM 3 A single bedroom with built-in over-stair bed and window to the front.

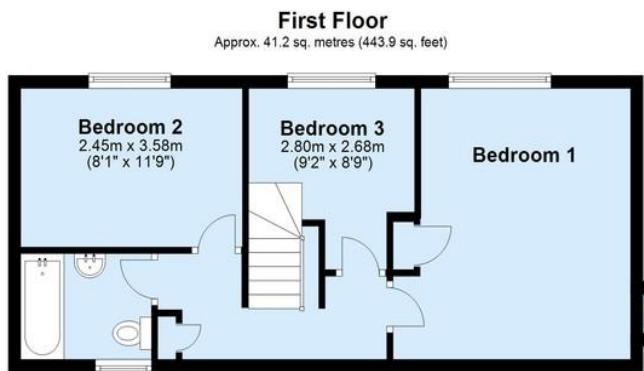
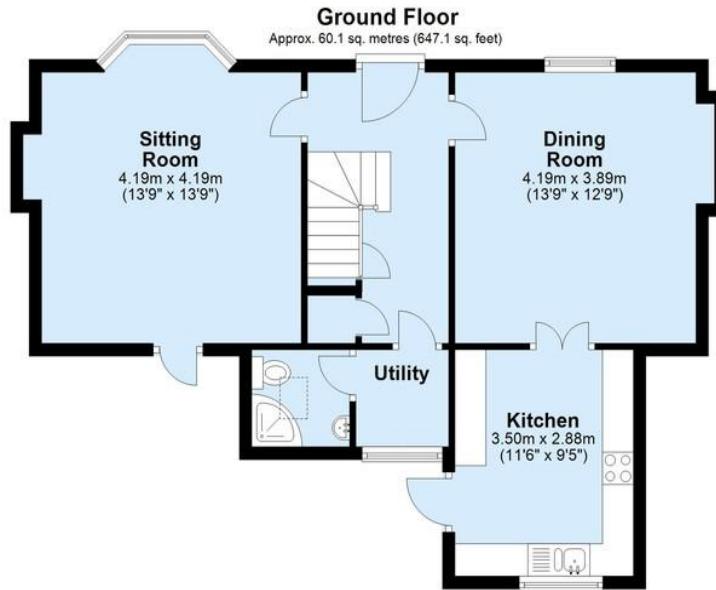
BATHROOM with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps; a built-in vanity unit with cupboard below; and a low-level WC. The bathroom is finished with a radiator and obscure glazed multi-pane window to the rear.

OUTSIDE From the village road, a wooden pedestrian gate opens into the Front Garden with a central brick paved path leading up to the front door with pretty cottage gardens on either side which are bordered on one side by a mature clipped hedge and the other by a low stone wall. At the rear of The Cottage and accessed from another pedestrian gate from the road is a further area of enclosed garden which is mostly paved with a laurel hedge to the rear creating a high degree of privacy and seclusion and a lovely Summer Seating Area. On one side there is a useful wooden garden shed whilst on the opposite side, access can be gained into the Kitchen via the Back Door.

SERVICES Mains electricity, mains water and mains drainage. Mains Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWING Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





Total area: approx. 101.4 sq. metres (1091.0 sq. feet)

EPC NOT REQUIRED

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

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Fore Street
Chulmleigh
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements