

for sale



Property Marketing Consultants
Sales & Acquisitions

01237 420899
www.markdevitt.co.uk

The Meadows,
Bickington Road, Bickington,
Barnstaple, North Devon.
EX31 2JG



STAGS

01271 322833



www.markdevitt.co.uk





Property:

The Meadows, is a commanding Edwardian residence on the outskirts of Barnstaple in a much sought after location. This impressive home is enhanced by many original quality features and fittings whilst also having been enhanced by more recent embellishments and modern conveniences. The well appointed, light and spacious accommodation is enhanced by replacement double glazed windows to reflect the original architecture of the house. Original features include the old servant's bell box in the kitchen, with high ceilings on both floors, moulded ceiling cornice, ceiling roses and dados. Feature lights to the hall landing and living room. A covered porch with pillars and studded twin oak entrance doors open into to the entrance porch with part opaque glazed front door with art décor style etching with the house name leading in to a very impressive reception hall with ornate cornice, ceiling rose and dado panelling,

solid wood doors off and grand oak staircase with first floor return and gallery leading to a light and airy landing again with ornate cornice, ceiling rose and dado panelling and panel doors off. On the ground floor are 2 very large reception rooms, a study, sun lounge, spacious hall, cloakroom, kitchen and boot room with utility off. On the first floor are 5 bedrooms, family bathroom, cloakroom and en suite to the main bedroom. Built in wardrobes to the large south facing bedrooms. An undercover balcony is approached off bedroom 4 (this room is currently used as a first floor tv lounge), bedroom 5 is used as a second study/home office. The four main south facing rooms have very large box bay windows looking out over the delightful established gardens and mature feature copper beech tree. Outside to the rear of the living room is a shaded Loggia sitting out area. The extensive rear south facing rear garden also includes a pond, shed and underground bunker.





To the front of the property is an extensive paved driveway providing ample parking and turning space, a detached double garage and long single garage ideal for a third car and ride on lawn mower or motorcycles. There is also parking space for boats and motorhomes.

Situation:

The Meadows commands a prominent position in a sought after location, just out of Barnstaple and is one of the last remaining grand Edwardian residences to retain its large garden in the Barnstaple area. Making this a rare opportunity and ideal for the discerning purchaser looking for an established family home to be lived in and enjoyed as is, or offering potential for extension and or alteration to provide a multi generation family seat. Properties like The Meadows don't come up for sale very often and you will struggle to find anything similar in the area. Don't miss this rare opportunity.

Location:

North Devon, is an ever increasingly popular part of the country to live, with its breath taking scenery, sandy beaches, wide open spaces and dramatic coastline. Golf courses are available just down the road at Portmore, nearby Westward Ho!, Torrington, Morteohoe and Saunton.

Barnstaple, North Devon's regional centre offers a good selection of shops and amenities including a number of sports facilities, out of town shopping, cinema and theatre. The town also benefits from The Tarka Line rail link connecting with Exeter and in turn the main line to London.

The A361 North Devon Link road connects Barnstaple with the motorway network at Tiverton where there is also a main line railway station again connecting with London. Bristol and Exeter provide air links with regional and international airports.



The Meadows
Bickington Road, Bickington,
Barnstaple,
North Devon. EX31 2JG

Price Guide
£995,000
Freehold

The Meadows is an impressive well balanced, detached Edwardian residence, set within grounds extending to just under an acre which include a large south facing rear garden and level front garden with ample parking plus 3 car garaging. Set in a sought after location not far from town. This charming light and airy home affords space and character whilst being enhanced by well proportioned rooms with high ceilings on both floors and embellished with features from a bygone era.

- * Detached Edwardian residence
- * Set in just under an acre of gardens
- * 2 Large Receptions
- * Study and Sun lounge*
- * Kitchen with pantry and large utility off
- * Impressive Reception Hall and Oak Staircase
- * Spacious landing with 5 Bedrooms off
- * Family Bathroom, En suite and separate WC
- * UPVC Double Glazing and Gas central heating
- * 9' ceilings on the ground floor
- * 8' 6 ceilings on the first floor
- * Large south facing garden and sun terrace
- * 3 Car Garaging and ample parking
- * Extensive sun terrace
- * Lower lawn ideal for kicking or bating a ball
- * Undoubted potential for extension if required

Accommodation briefly comprises (with all measurements being approximate):

Entrance Porch: with twin oak entrance doors and part glazed inner door leading to

Reception Hall: 13' 9 x 10' 5 (4.19m x 3.17m) with panelling to dado height, ornate ceiling cornice, feature ceiling rose with impressive light fitting, imposing grand staircase off to first floor

Cloakroom: with wash basin and space for coats, separate door off to WC

Living Room: 23' 10 x 14' 0 (7.27m x 4.27m) measured into bay window, a very impressive light and airy room with feature stone fireplace with inset wood burner, a dual aspect with outlook over the gardens and 2 feature pendant ceiling lights

Dining Room: 18' 5 x 16' 1 (5.61m x 4.90m) measured into bay window, again a very impressive light and airy room with feature stone fireplace with inset living flame gas fire, built in cupboard with shelves above, large window seat and outlook over the garden

Study: 10' 6 x 10' 1 (3.20m x 3.07m) with built in cupboard and book shelves over and glazed door to sun lounge

Sun Lounge: 12' 4 x 7' 7 (3.76m x 2.31m) max approached from 3 rooms with outlook over the garden, large French doors leading onto the terrace

Kitchen: 14' 2 x 10' 9 (4.32m x 3.28m) max with slate floor, original built in period dresser with base and high level cupboards plus display shelves and drawers. Modern units comprise island unit with breakfast bar, base cupboards and drawers with granite worktops to match the rest of the kitchen. Further base cupboards again with granite

worktops, Butler sink with high rise mixer tap, high shelving, space and plumbing for dish washer. Inset 'Belling' stove oven with 5 ring hob and built in cupboards either side all set into fireplace. Servants bell light board. Walk in pantry with extensive shelving and door off to

Utility and Boot Room: 17' 7 x 8' 7 (5.36m x 2.61m) max with slate floor, coat hooks, space for tall fridge and freezer, broom and ironing board cupboard, plumbing and space for washing machine and tumble dryer, worktops with stainless steel sink and drainer with mixer tap, base and eye level cupboard plus concealed 'Ideal' gas boiler and door to outside.

Dog leg oak Staircase to First Floor Landing: with panelling to dado height, coving and ceiling rose with light fitting to match the hall

Bedroom 1: 18' 11 x 16' 2 (5.77 m x 4.93m) into box bay window with outlook over rear garden and built in wardrobes

En Suite: with large shower, WC and wash basin with ladder towel rail

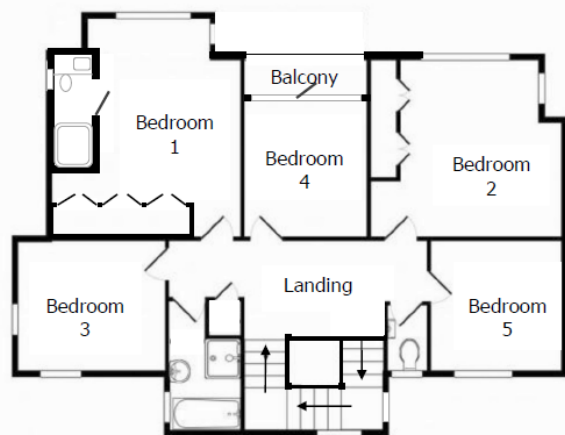
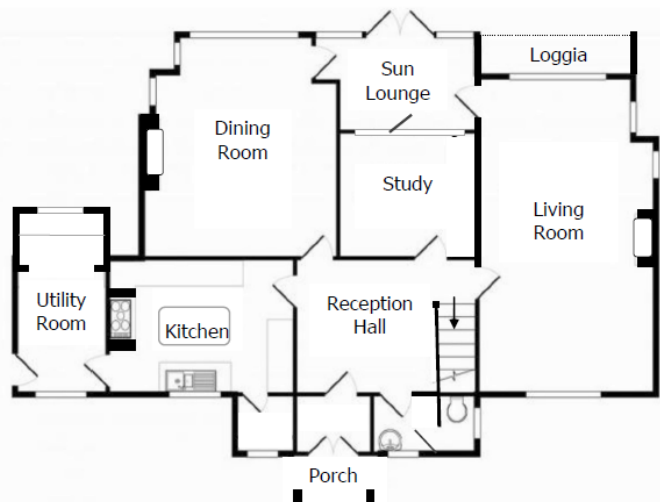
Bedroom 2: 17' 7 x 14' 0 (5.36m x 4.27m) into box bay window with outlook over rear garden and built in wardrobes

Bedroom 3: 12' 0 x 10' 10 (3.66m x 3.30m)

Bedroom 4: 10' 6 x 10' 1 (3.20m x 3.07m) max with shelving and door off to covered balcony

Bedroom 5: 10' 2 x 8' 5 (3.10m x 2.56m)

Family Bathroom: with white suite of panel bath with mixer shower taps, shower cubicle, vanity wash basin with cupboards above and below separate **Cloakroom:** with WC



Agents Note:

This floor Plan is for guidance only, it cannot be guaranteed as accurate or to scale.

OUTSIDE:

To the front of the property is an extensive brick paved driveway approached via twin entrance gates. A raised lawn fronts the driveway. There is a detached double and long detached single garaging to house 3 cars and a ride on mower or motorcycle. To the rear of the single garage is a log store, former gardeners WC and tool shed.

Double Garage: 17' 0 x 17' 0 (5.16m x 5.16m) with sliding door power and light

Single Garage: 21' 0 x 9' 2 (6.40m x 2.80m) with side door power and light

Side gates lead to the rear south facing gardens being mainly laid to lawn with recently laid path to one side and established well tended borders to the fenced boundaries. Immediately to the rear of the house is an extensive sun terrace with impressive water feature to one side and raised pond with fountain to the other. The garden is gently sloping to the south with two areas of lawn, (the lower lawn may have been used as a tennis court or croquet lawn in the past) now ideal for bating or kicking a ball. A small vegetable garden, shed and wartime bunker at the bottom of the garden.

SERVICES:

Mains electricity, gas, water and drainage.

COUNCIL TAX:

Band 'F'

ENERGY RATING:

Band 'D'

To arrange a viewing or for more details please contact either of the joint selling agents



Mark Devitt Property Consultants
t: 01237 420899
e: mark @ markdevitt.co.uk
www.markdevitt.co.uk



Stags Estate Agents
t: 01271 322833
e: Barnstaple @ stags.co.uk
www.stags.co.uk





These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.