

for sale



Property Marketing Consultants  
Sales & Acquisitions

01237 420899  
www.markdevitt.co.uk

A very individual high specification home, designed to satisfy the vendor's wants and needs.

- \* 4 Bedrooms (2 GF & 2 FF)
- \* 3 Receptions
- \* Entrance Hall
- \* 2 Bath/Shower rooms
- \* High Spec Kitchen
- \* Extensive paved parking
- \* South facing rear garden
- \* Sun Deck, Barbeque Area
- \* Swim Spa Pool
- \* Jacuzzi Hot Tub & Sauna
- \* Garage

1970 SqFt (183 SqM)



STAGS

# Lyddicleave, Bickington, Barnstaple, North Devon. EX31 2JY Price Guide £495,000



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**Description:** The current owner has created a very comfortable yet adaptable home, offering versatile accommodation suitable for a retired couple or a multi-generational family. This chalet-style bungalow has been entirely renovated and modernism over time with high quality fixtures and fittings throughout. In addition, the property boasts several pleasing extras, including mood lighting in various rooms, good security features, a Swim Spa Exercise Pool, Hot Tub and Sauna.

The property is accessed via a part glazed UPVC Front Entrance door leading to an Entrance Hall equipped with coat hooks, a radiator, and ceiling down lights. From there, it opens into a Reception Hall with a staircase and additional ceiling down lights. An Inner lobby, with built-in bookcase featuring shelves and a cupboard below, leads to the Sitting Room, which offers a corner aspect, an inset gas fire, and an inset TV box cupboard. Adjacent is the Dining room, with a utility room fitted with a range of cupboards and coat hooks. The Kitchen, accessible through the dining room, is extensively fitted with top-of-the-range base and eye-level cupboards, 'Minerva' onyx

marble worktops, and built-in Neff appliances including microwave double ovens and freezer. It also features a 'Quooker' Boiling Water Tap, Inbuilt Soap Dispenser and mixer taps over an under slung stainless sink, and an inset American-style double fridge with full-height cupboards on either side. French doors lead to the outside, where remote-controlled mood lighting and a roof light window enhance the space.

Continuing from the kitchen is the main living room, currently utilised as a Snooker room, offering a corner aspect overlooking the garden and pool area. Access to this area is provided through concertina 3-pane glazed doors, with a bar area complementing the room and featuring additional remote mood lighting, a Onyx Marble Minerva Bar Top with a solid rear Bar Counter and inlet sink, shelving and built in Wine/ Drinkers cooler.

Still on the ground floor are a good-sized bedroom, an office/bedroom/dressing room, and a large, well-fitted shower room. Upstairs, a landing leads to a cloakroom,





bathroom complete with 2 person Jacuzzi bath, and two further bedrooms, one of which has a dressing area/closet.

The accommodation benefits from carpeted floors in the bedrooms and reception rooms, while the kitchen and bathrooms feature heated tiled floors. Solid Oak flooring adorns the dining room, utility, and hall. Heating is provided by a gas central heating system, and the property is double glazed throughout.

**Situation:** Lyddicleave is a quiet area in a sought-after location, situated just outside of Barnstaple in the charming village of Bickington. This village is well-connected by a popular bus route linking Barnstaple and Bideford. Residents also benefit from local amenities such as a village shop with a post office, hairdressers, Pub and a choice of nearby primary schools. Accessing the

shops and amenities at Roundswell is convenient, via a network of community footpaths. Additionally, there are countryside walks nearby, including the renowned Tarka Trail, which is favoured by walkers and cyclists alike.

The property enjoys a relatively private position within this sought-after established residential area, primarily consisting of bungalows. The location is ideal for both families and retirees alike. This property offers highly versatile accommodation, suitable for a family with a dependent relative or equally ideal for retirees seeking ample space for entertaining and pursuing independent hobbies.

The current owner has lived at the property for approximately 19 years and has tailored the home to his own wants and needs, presenting a unique opportunity for the next owner to enjoy.





13 Lyddicleave, Bickington,  
Barnstaple, North Devon. EX31 2JY

Price Guide

£495,000

Freehold

**A Fabulous Detached Chalet Bungalow Style Residence with  
a Stylish modern Interior**

**Impressive Brick Paved Driveway with Plenty of Parking and  
Turning Space**

**Light and Attractive 3/5 Bedroom Accommodation with  
Space and Flexibility to Meet a Variety of family Needs  
including those working from home or needing space for a  
dependent relative**

- \* Entrance and inner Hallway with Oak Flooring
- \* High spec Kitchen with Integrated Appliances
- \* Large Living room overlooking rear garden
- \* Separate Bar area off Living Room
- \* Dining Room connecting with Kitchen
- \* Utility Room off Dining Room
- \* 3 Double Bedrooms plus further 2 if required
- \* Ground floor main Bedroom
- \* Home office / Bedroom 4 (Dressing Room)
- \* Sitting Room / Bedroom 5
- \* Large Ground Floor Shower Room
- \* Second Bedroom with outlook over rear garden
- \* Third Bedroom with Dressing Room
- \* Well Appointed Family Bathroom with Spa Suite
- \* Separate Cloakroom
- \* South Facing Garden with Terrace and Lawn
- \* Dedicated Barbeque Area
- \* Sun Deck with Jacuzzi and Hot Tub
- \* Separate outdoor Sauna
- \* Security Alarm and CCTV

**An impressive and spacious home with stylish modern  
touches comes highly recommended for Internal Inspection**

**Accommodation briefly comprises (with all  
measurements being approximate):**

**Front Entrance:** with part glazed UPVC entrance door,  
oak floor, feature radiator and cloaks hooks, leading to

**Reception Hall:** with oak floor, staircase off

**Bedroom 1:** 11' 7 x 10' 8 (3.53m x 3.25m) built in  
wardrobes with illumination, radiator

**Home Office / Bedroom 4:** 10' 6 x 7' 9 (3.20m x 2.36m)  
(potential use as Dressing Room) with radiator, French  
doors out to sun deck

**Large Shower Room:** with walk in shower having dual  
heads and walk around screen, vanity wash basin with  
drawers below and mirror above, close coupled WC,  
Ladder radiator, tiled walls and heated floor. Airing  
cupboard, 'Worcester' gas fired boiler

**Sitting Room / Bedroom 5:** 13' 9 x 10' 8 (4.19m x 3.25m)  
with corner aspect, radiator, inset gas fire and recessed  
cupboard for TV box

**Dining Room:** 12' 8 x 9' 8 (3.86m x 2.95m) with oak floor,  
feature radiator, 3 pendant lights plus 2 wall lights  
opening into

**Kitchen:** 14' 2 x 13' 2 (4.32m x 4.01m) fitted with high  
spec range of units complimented by remote feature  
lighting and heated tile flooring. The white units include  
base and eye level cupboards, drawers, concealed  
freezer, marble worktops inset induction hob, stainless  
under slung sink with macerator, 'Quooker' boiler tap  
and mixer tap, soap dispenser, tall pantry cupboards  
either side of American style fridge, built in Neff  
appliances include dishwasher, twin ovens and  
microwave. Remotely operated skylight window and  
French doors off to outside. Step and glass door down to

**Living Room:** 22' 0 x 15' 0 (6.71m x 4.57m) (currently  
used as a snooker room): A fabulous room built as a  
billiard room with built in remote mood lighting, table  
lights and cue stand. A well proportioned room with  
outlook and folding doors to sun deck and garden

**Bar Area:** 6' 4 x 5' 3 (1.93m x 1.60m) with island bar,  
glazed shelving with lighting, granite counter with  
stainless sink and cupboards below including cooler

**Utility Room:** 9' 9 x 5' 6 (2.97m x 1.68m)  
with built in broom/ironing board cupboard, further  
built in cupboards above and below worktops, stainless  
steel under slung sink, coat hooks, plumbing for  
washing machine, oak flooring

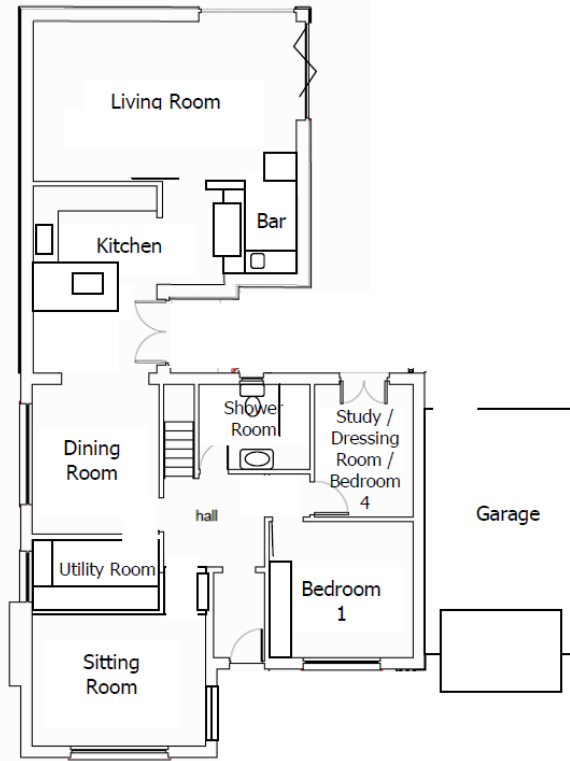
Staircase to First Floor Landing: with book shelves

**Cloakroom:** with built in concealed cistern WC, vanity  
wash basin with drawers below and illuminated mirror  
above, Velux skylight window

**Bedroom 2:** 13' 4 x 10' 7 (4.06m x 3.23m)  
with outlook over rear garden via twin Velux Windows,  
radiator, built in book shelves and media wall with  
space for TV and TV box etc

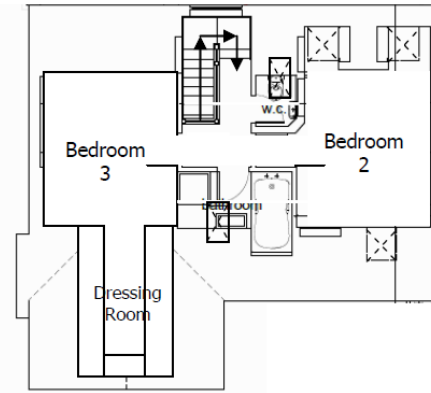
**Bedroom 3:** 12' 1 x 10' 0 (3.68m x 3.05m) with eves  
storage, radiator and a recessed **Dressing Room** 11' 6 x  
4' 6 (3.50m x 1.37m) (with restricted head height)  
having built in dressing table, flush built in twin chest of  
drawers and his and hers wardrobe cupboards

**Family Bathroom:** with white suite comprising twin  
ended Jacuzzi spa bath with mixer shower taps,  
separate shower cubicle with door and double shower  
heads, glass vanity wash basin with drawers below and  
Velux skylight window and ladder towel rail. Tiled walls  
and floor



Ground floor plan

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



First floor plan

**OUTSIDE:**

The front of the property is screened from the road by a Laurel hedge. A pillard entrance leads to an extensive brick paved driveway providing easy parking for 4 or more cars and access to **Garage:** 16' 0 x 8' 0 (4.88m x 2.44m) with rear door, power, light and additional 3 phase electric supply. A pair of gates to either side of the property lead to the south facing rear garden which is well enclosed with fencing, with level area of lawn, pathway leading to barrel style timber **sauna**, large sun terrace with feature barbeque area having extensive counter top, barbeque power and water. Steps lead up to sun deck with built in **5 persons Jacuzzi:** 2m x 2m with cover and **'Catalina' Swim Spa Pool (exercise pool):** 5m x 2.3m x 1.5m deep with cover (both currently drained for the winter and need re commissioning before use). Garden Lighting, power and outside taps to both front and rear

**SERVICES:**

All mains connected including fast fibre broadband, additional 3 phase electricity and CCTV.

**COUNCIL TAX:**

Band 'D' (as the property has been extended it may be reassessed)

**ENERGY RATING:**

Band 'D'

Estimated Approximately  
183 sqm (1970 sqft)

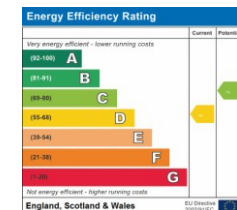
To arrange a viewing or more detail, please contact either of the joint selling agents



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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.