



**STAGS**

The Byre



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North Lane, Bickington, Barnstaple, EX31 2JN

Village Amenities Close By. Barnstaple 2 Miles. Instow 6 Miles.

- Hall, 2 Reception Rooms
- 2 Kitchens, Utility Room
- 4 Bedrooms, 4 Bathrooms
- May suit dual occupation
- Gas CH., Double Glazed
- Garage Plus Parking
- Manageable Gardens
- No Upward Chain

**Guide price £450,000**

## SITUATION AND AMENITIES

Situated off North Lane, close to the village centre of Bickington, which offers a range of local amenities, shops and bus services, and is also within close proximity of the regional centre of Barnstaple, which is just two miles to the east. Nearby, there is Roundswell Retail Park, including a Sainsbury's Supermarket, which is one mile to the south east. At the end of the lane, there are footpaths leading to open countryside, and Bickington is close to the Tarka Trail, linking Braunton to Meeth, formerly part of Devon's coast to coast cycling and walking route. Barnstaple is located on the banks of the Rivers Taw and Yeo, and as North Devon's regional centre, houses the area's main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. The Pannier Market dates back to the Saxon period, and trades in general goods, local crafts and collectables. The North Devon Leisure Centre provides many indoor pursuits along with the Tarka Tennis Centre, both in Barnstaple. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand, including golf at Landkey, Ilfracombe, Saunton and Westward Ho!. North Devon's rugged coastline including the popular resorts of Appledore, Croyde, Instow and Woolacombe are all within about half an hour's drive, as is Exmoor. Also within easy access is the North Devon Link Road, leading through to Junction 27 of the M5, whilst Barnstaple Railhead provides a link to the National Railway System. The nearest airport is at Exeter, which is about 42 miles to the south east.

## DESCRIPTION

Converted in 2014 into a highly individual residence, the property provides bright, spacious and versatile accommodation which was originally designed to be a single 4 bedroom family home, but since reconfigured to be partially disabled friendly and for dual occupation by parts of the same family. Alternatively, with very little alteration, could revert into a single family home. Externally there is an integral single garage, additional parking and level secluded



A particularly attractive detached period stone barn conversion in sought after edge of village location.





gardens, there is room to add a conservatory/garden room subject to usual consents. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:

### GROUND FLOOR

Front door to ENTRANCE HALL, cupboard under stairs, tiled flooring. SHOWER/CLOAKROOM with tiled cubicle, low level w/c, wash hand basin, cupboard under, heated towel rail/radiator, half tiled walls and flooring, extractor fan. SITTING ROOM (currently utilised as bed/sitting room) a spacious L shaped room with double aspect windows to front, wood laminated flooring. KITCHEN 2 in cream theme with wood effect work surfaces, drawers and cupboards beneath, half bowl single drainer stainless steel sink, integrated dishwasher, Lamona 4 ring ceramic hob, extractor fan above, Lamona electric oven, tiled flooring, stable door to front (alternatively can be used as self-contained access point). DINING/FAMILY ROOM with wood laminated flooring, double aspect views to both front and rear, French doors to rear garden, open archway leading to KITCHEN/BREAKFAST ROOM in a cream theme with granite effect rolled edged work surfaces, tiled floor, moulded 1 1/2 bowl sink unit, secondary lower disabled friendly moulded sink, adjoining lower work surfaces, cupboards and drawers beneath, Lamona electric oven, Whirlpool 4 ring ceramic hob, extractor fan above, integrated fridge and freezer, separate integrated fridge, integrated dishwasher, tiled flooring, French doors to garden. UTILILITY ROOM plumbing for washing machine x 2, work surface above, wood laminated flooring, half glazed door to rear garden. WET ROOM with shower area, pedestal basin, low level w/c, heated towel rail/ radiator, part tiled walls, window to front.

### OAK STAIRCASE TO FIRST FLOOR

GALLERIED LANDING, exposed beams, door to inner landing with wood laminated flooring, POTENTIAL FAMILY BATHROOM with plumbing already in place to accommodate a suite.. BEDROOM 1 double aspect, wood laminated flooring, double built in wardrobe, EN-SUITE BATHROOM with painted wood panel bath, hand held shower attachment, low level w/c, wash hand basin with cupboard and drawer beneath, heated towel rail/radiator, built in cupboard housing Gloworm gas fired boiler for central heating and domestic hot water. INNER LANDING with trap to loft space. BEDROOM 2 window to rear, wood laminated flooring, double built in storage cupboard, EN-SUITE SHOWER ROOM with corner cubicle, low level w/c, wash hand basin, half tiled walls and floor, extractor fan. BEDROOM 3 window to rear, wood laminated flooring, double built in cupboard. BEDROOM 4 wood laminated flooring, window to front.

### OUTSIDE

From the lane the property is approached via a 5 bar gate, flanked by stone walls, over a gravel driveway which leads to an ATTACHED SINGLE GARAGE with up and over door, power and light connected. There is access to the left hand side of this to the rear garden which is principally laid to lawn with a terrace adjacent to the rear elevation. There are well stocked flower beds and borders, the whole is fence enclosed providing a good deal of seclusion and privacy. Access from the house into the garden is disabled friendly.

### SERVICES

All mains services, solar panels, for water heating only with hot water cylinder accommodated in a cupboard off bedroom 2. Gas central heating.

### DIRECTIONS

At the Cedars roundabout, with your back to Barnstaple, continue into Bickington village, North Lane is on the right hand side also signed to the village car park. Continue up the lane for a few hundred yards and the property will be clearly seen on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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