



Ashborn, Pound Lane, High Bickington, UMBERLEIGH, Devon, EX37 9BR





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Guide Price £450,000

A large individual, south facing detached house, built by an excellent local builder in 1997. Coming to the market for the very first time, it is situated on the edge of the popular rural North Devon village of High Bickington. The house offers bright and generous accommodation, which lends itself perfectly for family living. The property briefly comprises of a spacious entrance hallway, which leads to a generous living room with dining space to the rear. The lounge area benefits from a fireplace with an excellent wood burner for those chilly nights. The kitchen/breakfast room gives access to the conservatory with doors leading to the patio and rear garden. An inner hallway provides a separate entrance to the property, with a cloakroom off it and utility room. The utility room gives access to the integral garage/workshop. On the first floor is a landing which leads to the four spacious bedrooms, with one offering an ensuite shower room. Some of the bedrooms take advantage of the lovely views over the surrounding North Devon countryside. There is also a generous family bathroom and parking for multiple cars through a gated entrance. The mature garden offers patio and lawn areas, with greenhouse, timber shed and wood store within the grounds.

The nearest village of High Bickington remains largely unspoilt and retains much of the character of an isolated rural country village. It has many thatched cottages, cobbled pavements and narrow streets, along with the peace and quiet of the area. The village still has its own community shop, doctors surgery, school, golf course and public house. It is also served by mobile supplies of fruit and vegetables, fresh fish and the council library service. The nearest large town to High Bickington is Barnstaple, the regional retail and commercial centre and Britain's oldest borough, with an extensive range of outlets including all the high street favourites as well as a more traditional shopping experience.

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Individual Detached House
Lounge/ Diner
Kitchen/ Breakfast Room
Conservatory
Four Double Bedrooms (One Ensuite)
Family Bathroom
Cloakroom & Utility Room
Garage/ Workshop
Garden with Patio Area
Gated Access with Parking for Multiple Cars



Entrance Hall

Lounge/ Diner

3.88m x 5.94m (12' 9" x 19' 6")

Kitchen/ Breakfast Room

5.36m x 3.47m (17' 7" x 11' 5")

Conservatory

2.59m x 3.23m (8' 6" x 10' 7")

Hallway

Giving separate access to the property, cloakroom W/C and utility room.

W.C

2.36m x 1.08m (7' 9" x 3' 7")

Utility Room

1.99m x 2.20m (6' 6" x 7' 3")

Garage/ Workshop

7.90m x 3.57m (25' 11" x 11' 9")

First Floor Landing

Bedroom One

4.42m x 3.59m (14' 6" x 11' 9") with Ensuite

Ensuite Shower Room

2.23m x 3.23m (7' 4" x 10' 7")

Bedroom Two

5.39m x 3.49m (17' 8" x 11' 5") with W.C

Bedroom Three

3.89m x 2.58m (12' 9" x 8' 6")

Bedroom Four

2.87m x 2.59m (9' 5" x 8' 6")

Bathroom

3.46m x 2.34m (11' 4" x 7' 8")

Outside

Gated entrance leads to parking for several cars, along with a large garage/workshop. The mature garden offers lawn and patio areas, along with greenhouse, timber shed and wood store.

Property Facts

Vendor Status: Already found a property.

Age of Property: Built 1997.

Nearest Primary School: In the Village

Nearest Medical Centre: In the Village

Between Dartmoor, Exmoor and the coast, High Bickington is about nine miles equidistant between Barnstaple,

Torrington and South Molton.

Exeter is 40 minutes drive and 20 minutes to the Link Road.

SERVICES

Mains Connected. Electric and Water.

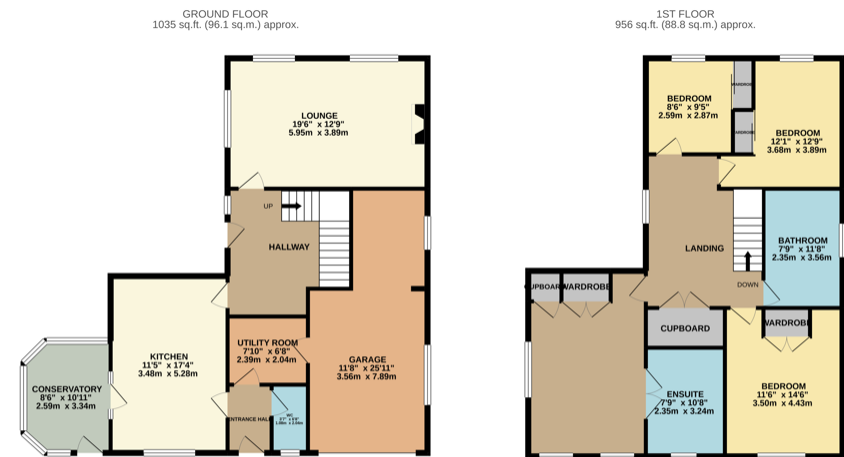
Council Tax: E

DIRECTIONS

After entering High Bickington travelling from Barnstaple direction, continue the traffic calming system and follow road for a short distance. Take a left turn into Pound Lane and the property can be found on your left hand side, after passing the first property.

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TOTAL FLOOR AREA: 1991 sq.ft. (185.0 sq.m.) approx.
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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 contents shown are included in the sale.



