



Pudding Court Farmhouse, Bickington, Barnstaple, Devon, EX31 2JH





## Pudding Court Farmhouse, Bickington, Barnstaple, Devon, EX31 2JH

### Auction Guide Price £250,000

FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD) A very spacious 4 bedroom end of terrace house - formerly a farmhouse - in need of general updating and refurbishment but benefitting from a sizeable level South facing garden and large garage/workshop.

The property is best described as "back to front" in that it actually fronts onto the main Bickington Road with pedestrian access but is usually approached from the rear, where it is tucked away off Tewsley Close with its level garden and garage at the far end.

The ground floor comprises an Entrance Hallway, a cosy Living Room with an open fireplace, a large Dining Room with a gas fired Rayburn cooker and water heater that provides partial heating, a dual aspect Kitchen/Breakfast Room plus a Ground Floor Utility Room/Cloakroom. The First Floor provides 4 Bedrooms and a Large Bathroom with a coloured suite.

As previously stated considerable modernisation is required and this is reflected in the Auction Guide Price.

The village of Bickington is only 2 miles from Barnstaple and has a general store, post office, 2 public houses, hairdressers and Primary School in Tews Lane and an excellent bus service (21) to Barnstaple, Instow, Bideford and Ilfracombe. Barnstaple, the regional centre of North Devon, has a comprehensive range of independent shops and national retailers and the area includes well known beaches at Saunton, Croyde and Woolacombe as well as Instow (4 miles).

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For Sale By Public Auction (Unless Previously Sold)  
Auction Date 12th July 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, EX31 1LE at 3.00 pm  
Double Fronted Former Farmhouse  
Considerable Updating Required  
Very Spacious 4 Bedroom Accommodation  
Good Sized Level Garden  
Garage/Workshop



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## Entrance Hall

With door to Bickington Road.

## Dining Room

13' 5" x 15' 11" (4.09m x 4.85m)

## Living Room

10' 8" x 11' 9" (3.25m x 3.58m)

## Kitchen

8' 5" x 12' 7" (2.57m x 3.84m)

## Bathroom

9' 9" x 9' 4" (2.97m x 2.84m)

## First Floor Landing

### Bedroom One

11' 5" x 15' 11" (3.48m x 4.85m)

### Bedroom Two

9' 4" x 11' 0" (2.84m x 3.35m)

### Bedroom Three

8' 5" x 12' 7" (2.57m x 3.84m)

### Bedroom Four

8' 10" x 11' 0" (2.69m x 3.35m)

## Bathroom

9' 9" x 9' 3" (2.97m x 2.82m)

## Outside

On the South side of the property - to the rear - is a gravelled forecourt and side yard with store shed. There is a good sized level lawn and at the far end is a Garage/Workshop.

**Viewing Strictly By Appointment Only**

### **For Sale By Public Auction**

Guide Price £280,000. The property is to be offered For Sale by Public Auction on Friday 12th July 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm.

### **Buyers Administration Fee**

In addition to the 10% deposit payable on exchange of contracts the purchaser will be required to pay a fee of £600.00 (including VAT) which can be paid by separate cheque or added to the deposit.

### **Deposit**

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitor's in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

### **Money Laundering Regulations**

Due to the change in Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

### **Solicitors**

Wollens Solicitors, Avery House, Liberty Road, Roundswell Business Park, Roundswell, Barnstaple, Devon, EX31 3TL. Tel: 01271 341 009. Ref: Andrew Wood.

### **SERVICES**

Services: All Mains Services Are Connected.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

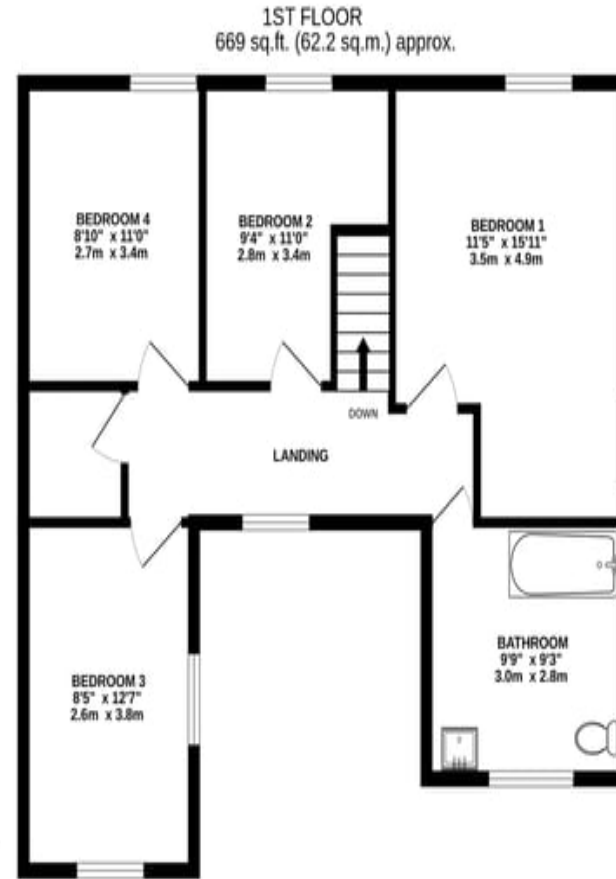
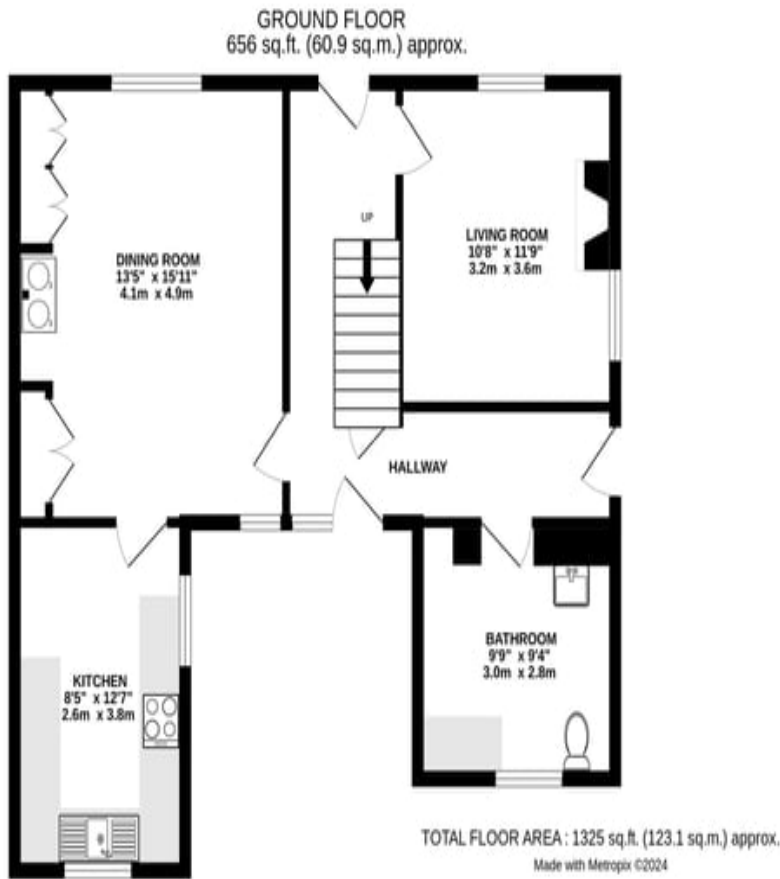
EPC Energy Rating: F.

### **DIRECTIONS**

From Barnstaple, take the A3125 to the Cedars roundabout and then the Bickington Road (B3233). Continue through the village and just before the Barn Inn on your left, turn left into Tews Lane and then take the first left into Tewsley Close. Continue past some flats on your left and take the narrow driveway on the left. Proceed past "The Brambles" and continue into a courtyard with Garage on the right belonging to the Barn. The Garage on the left belongs to the property and walk up the garden to the entrance door.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>24</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



