



- Detached holiday home
- En suite to bedroom one
- Open plan kitchen/diner
- Communal Swimming Pool

- 2 bedrooms
- family bathroom
- Huge Lounge with a balcony

Located on a woodland Site with stunning views across the valley, is this detached brick built holiday lodge situated on a site which includes a communal swimming pool and some beautiful walks.

The property has been upgraded from the original specifications and includes a superbly fitted kitchen with an Island unit, master bedroom with a larger than average shower unit. On the first floor the property has a 6m living room with a large balcony overlooking the woodland and the surrounding countryside.

The development is situated just off the A377 at Kingford, therefore ideal for access to both Exeter and Barnstaple.

The local village of High Bickington is close at hand with its local shop and Public Houses, whilst the Portsmouth Arms pub/restaurant is within in 3 miles.

## Ground Floor

### Open Plan Kitchen/Diner

Superbly fitted kitchen area with an island unit. We understand from the current owners that some of the white goods are available for sale. There are stairs from the dining end leading up to the first floor lounge and a walkway from the kitchen into a small lobby which leads to the bedrooms and bathrooms

### Lobby

Lobby with a deep under stairs cupboard, doors to both bedrooms and the main bathroom

### Bedroom One

A good size double bedroom with a window to the side, door to:

### En Suite Shower Room

Window to the side, larger than average shower cubicle, shower unit, pedestal wash hand basin, low level wc

### Bedroom Two

A good size double bedroom, window to side

### Bathroom

White suite, panel sided bath, pedestal wash hand basin, low level wc, frosted window

## FIRST FLOOR

### Living Room

A large and beautifully appointed living area with a window to the rear over looking the swimming pool and double doors out to the balcony, providing delightful country views

### Balcony

A very spacious balcony with fabulous views over the nearby woodland and distant verdant valley. There is room for a barbecue and garden table to enjoy those lovely Devon evenings

### Parking

There is a parking area to the side of the house and further communal area above adjacent to the pool area

### Special Features

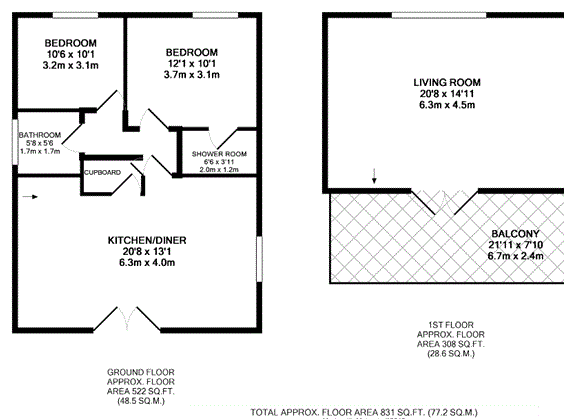
There is a holiday restriction on this property, you must have another address

The nearest village is High Bickington 2 miles away

Exeter is approximately 30 miles away

Barnstaple is approximately 11 miles away

The District Hospital is 12 miles away



At John Smale & Co we don't just sell houses! ...

Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificates, Auctions and New Homes.

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.