



THE MEADOWS

-BICKINGTON-



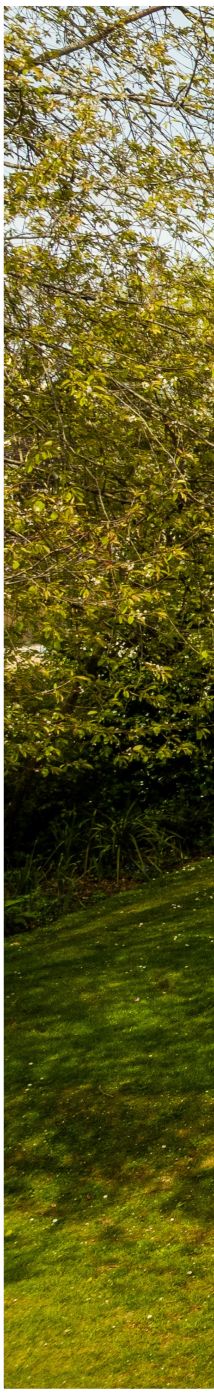
*“A charming family home, with space to breath
and create happy memories...”*



A Grand Vista

A majestic Edwardian residence perched on the outskirts of Barnstaple in a prestigious row of similar homes in Bickington.

This remarkable home, set within three quarters of an acre of lush, secluded gardens, epitomizes historical charm and modern family living, making it an ideal sanctuary for an active family.





Light Filled Living

Step through the studded twin oak doors into an impressive reception hall that sets a tone of comfort and elegance.

Original features such as high ceilings adorned with moulded cornices, ceiling roses, and dado panelling evoke the home's rich character and history, while modern enhancements ensure you are enveloped in both comfort and style.





The ground floor has a spacious but cosy living room and a bright and inviting dining room, ideal for entertaining guests with its outlook firmly towards the south facing patio and gardens.

A perfect space for enjoying cosy family evenings in or hosting a big summer barbecue for family and friends. The study and sun lounge provide peaceful retreats for work or relaxation.





Hub Of The Home!

The modern kitchen is a chef's delight, equipped with granite worktops and high-quality fittings, adjacent to a very spacious utility/laundry room. The kitchen and dining space are calling out to become one open plan space with the simple creation of a wide archway connecting the two.

Imagine preparing meals while the children do their homework at the kitchen table or discussing your day over a family dinner in a large open plan kitchen dining room with gorgeous garden views.







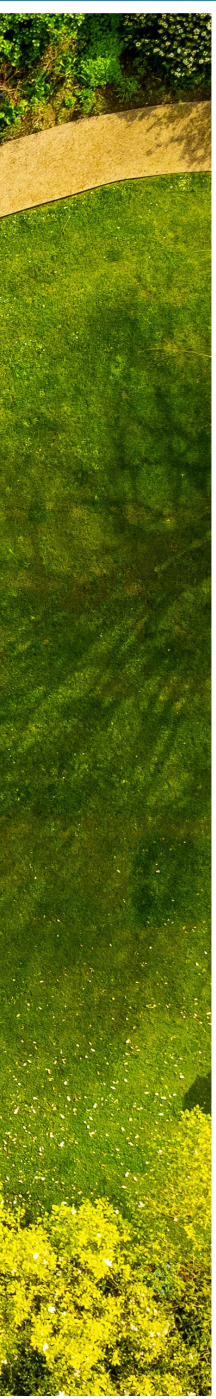


Sleep Tight...

Upstairs, the light and airy landing leads to five generously sized bedrooms, each offering unique perspectives. The principal bedroom includes a chic and modern en-suite shower room, offering a private haven to pamper yourself and revitalise.

The current guest bedroom, come video games room, has a delightful covered balcony, perfect for morning coffees or evening reads, with a picturesque outlook over the garden and countryside views beyond.





More Than Just a Home

There is ample parking for many vehicles and two garages, one being a double, with further potential for a variety of uses or conversion to create an annexe, if needed (subject to planning consent). A gated entrance and high fencing create flexibility, security and privacy.



The full width paved patio provides ample space for al fresco dining, or reclining on an outdoor sofa ensemble for cocktails at sunset—ideal for those long, leisurely summer days or evening gatherings with family, friends and work colleagues.

The extensive south-facing garden is an active family's dream, providing ample space for a custom football pitch, tennis court, and/or a swimming pool.

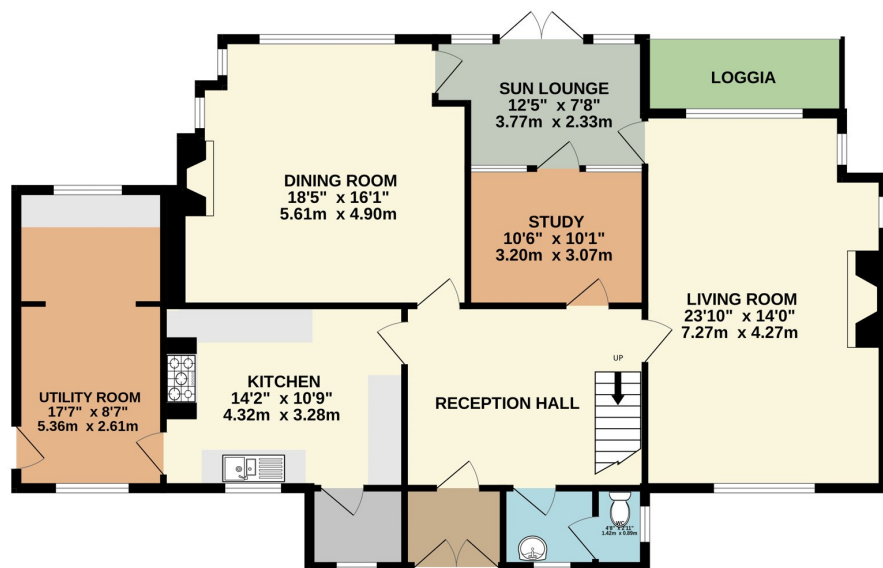


An aerial photograph of a large, well-maintained garden. The central feature is a large, vibrant green lawn. To the left, there is a large, leafless tree with a complex network of branches. To the right, a large tree with bright yellow foliage stands out. The garden is bordered by a low wooden fence on the right side. Various flower beds and shrubs are scattered throughout the lawn area. A small wooden bench is visible near the top center. The overall scene is bright and sunny, with long shadows cast across the lawn.

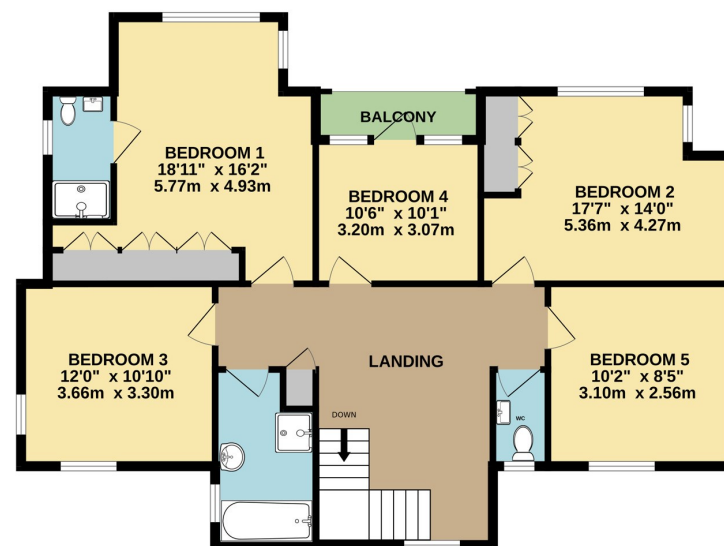
Out and About

Located in a very sought-after residential area, this home offers easy access to local amenities, including shops, bus services, and the Roundswell Retail Park. Families will appreciate the proximity to excellent state and public schools and the convenience of nearby leisure and shopping venues. There are a wide selection of restaurants, takeaways and pubs nearby. For those who enjoy the outdoors, the Tarka Trail and stunning North Devon coast are just a short drive away, offering endless opportunities for cycling, walking, and a variety of coastal adventures.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2411sq.ft. (224.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Notes

The property has mains gas central heating, mains water and electric and drainage.

Council Tax Band F.

Freehold.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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