



9 Highfield Close, High Bickington, UMBERLEIGH, Devon, EX37 9DS





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### £698,000

This is an impressive, detached house, positioned in a highly sought after location and within a quiet, exclusive cul-de-sac. The property is set in a large plot and benefits from an attractive south facing garden, which enjoys a good deal of privacy, double garage and private driveway parking for several cars. Built in 1999, the house has undergone extensive refurbishment and modernisation in recent years, including stylish bathroom suites and a superb fitted kitchen/breakfast room, which was remodelled under 2 years ago, with a range of high quality integral appliances. The accommodation throughout is bright and extremely spacious, well over 2000 SQ FT, whilst being finished to a pristine standard. In brief, the ground floor layout comprises of an entrance porch, entrance hall, study, living room with large bay window and separate dining room leading off it, kitchen/breakfast room, utility room, cloakroom and fabulous conservatory which increases the living areas and gives direct access to the patio terrace and garden. The first floor does not disappoint, with a generous galleried landing, 'wow' factor master bedroom with ensuite, feature window and large fitted wardrobe, family bathroom, and four more well proportioned bedrooms, with the second bedroom benefitting from a ensuite shower room and fitted wardrobe unit.

Situated within village of High Bickington, it remains largely unspoilt and retains much of the character of an picturesque rural country village. It has many thatched cottages, cobbled pavements and narrow streets, along with attraction of the peace and quiet the area offers. 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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Impressive Detached House in Sought After Location  
Large South Facing Garden  
Double Garage & Driveway Parking  
High Quality Accommodation  
Five Bedrooms - Two of which are En-Suite  
Family Bathroom  
Spacious Living Room & Dining Room  
Superb Kitchen/Breakfast Room  
Utility Room & Downstairs W/C  
Conservatory & Study



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## Entrance Porch

2.32m x 1.11m (7' 7" x 3' 8")

## Entrance Hall

## Study

2.99m x 3.02m (9' 10" x 9' 11")

## Living Room

4.22m x 6.84m (13' 10" x 22' 5")

## Dining Room

3.65m x 4.19m (12' 0" x 13' 9")

## Kitchen / Breakfast Room

3.42m x 6.41m (11' 3" x 21' 0")

## Utility Room

1.94m x 2.24m (6' 4" x 7' 4")

## Cloakroom

1.13m x 2.99m (3' 8" x 9' 10")

## Conservatory

3.71m x 4.41m (12' 2" x 14' 6")

## First Floor

## Galleried Landing

## Master Bedroom

3.61m x 4.56m (11' 10" x 15' 0")

## En-Suite

2.18m x 3.22m (7' 2" x 10' 7")

## Bedroom Two

3.63m x 4.27m (11' 11" x 14' 0")

## En-Suite

2.03m x 2.17m (6' 8" x 7' 1")

### Bedroom Three

2.98m x 3.26m (9' 9" x 10' 8")

### Bedroom Four

2.72m x 3.26m (8' 11" x 10' 8")

### Family Bathroom

1.99m x 2.33m (6' 6" x 7' 8")

### Bedroom Five

2.88m x 3.08m (9' 5" x 10' 1")

### Outside

To the front of the property is a private driveway providing off road parking for three cars, along with a double garage measuring 5.42M X 5.13M. The front garden is laid mainly to lawn. A side gate at the front of the house allows access to the south facing garden, which has large level lawn areas with borders around the perimeter containing a variety of shrubs and trees. There are also patio and seating areas, along with a large sun terrace, leading off the conservatory. There is separate pedestrian access to the rear of the garage and there are also useful storage sheds within the grounds.

### Property Facts

Vendor's Status: Already found.

Age of Property: Built 1999.

Direction: South facing rear garden.

Barnstaple: 9.3 miles.

Nearest Primary School. High Bickington.

Nearest Secondary School. Barnstaple.

Nearest Medical Centre. Surgery in village.

South Molton. 9.9 miles.

Exeter: 30.8 miles.

Size of Property. Approx. 2130 SQ FT.

### SERVICES

Mains services connected. Gas, Electric & Water.

Council Tax Band. G.

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

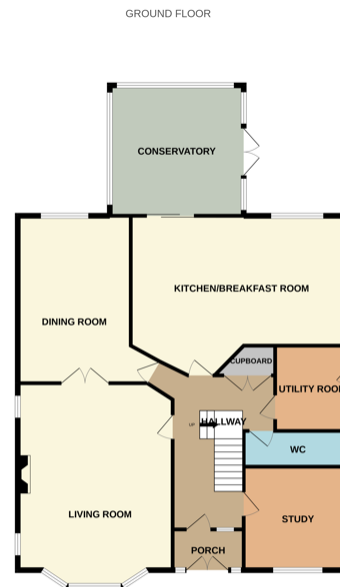
EPC Rating: C

### DIRECTIONS

After travelling into High Bickington from a Barnstaple direction, turn right into Barton Meadow Road. Turn right into Highfield Close and follow road around to the left. The property will be found on your right hand side, within a quiet cul-de-sac.

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