



The Lodge and Workshop, Bickington, Barnstaple, Devon, EX31 2JG





The Lodge and Workshop, Bickington, Barnstaple, Devon, EX31 2JG
Guide Price £450,000

Nestled in this favoured satellite village of Barnstaple and having easy access into the town centre, the superstore and retail park at Roundswell as well as being on the corridor to the coastal enclaves of Instow and beyond, this charming and characterful conversion of (as the name suggests) an Old Workshop by a renowned local developer has created a property offering high quality, highly flexible accommodation, set within a convenient location. The ground floor comprises a well fitted kitchen leading onto dining room, a bathroom with both bath and separate shower, two other reception rooms and a spacious hallway, whilst to the first floor there is a bedroom, additional study/bedroom 2 and a bathroom. Across the central carport is a self contained one bedroom annexe with open plan kitchen/living/dining room, separate bedroom and bathroom. Alternatively, this can be used as ancillary accommodation to the main house.

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High Quality Conversion By Reputable Local Developer
Completely New Interior
Adaptable Accommodation Over Two Floors
Ancillary Accommodation That Can Be Used As An Annexe
Off Road Parking
Car Port With Roller Shutter
Ease Of Maintenance Throughout
No Onward Chain



Entrance Hallway

Kitchen

14' 9" x 12' 6" (4.50m x 3.81m)

Lounge

14' 6" x 10' 11" (4.42m x 3.33m)

Second Lounge / Bedroom

14' 6" x 9' 9" (4.42m x 2.97m)

Dining Room

14' 6" x 8' 5" (4.42m x 2.57m)

Bathroom

11' 8" x 9' 1" (3.56m x 2.77m)

Rear Porch

Second Kitchen

21' 11" x 9' 6" (6.68m x 2.90m)

Downstairs Bedroom

10' 4" x 9' 6" (3.15m x 2.90m)

Shower Room

5' 8" x 5' 1" (1.73m x 1.55m)

First Floor Landing

Bedroom One

16' 7" x 12' 10" (5.05m x 3.91m)

Bedroom Two

17' 1" x 7' 2" (5.21m x 2.18m)

Bathroom

11' 2" x 8' 4" (3.40m x 2.54m)

Outside

Outside there is an easily maintained garden area, hardstanding providing off road parking and with a roller shutter door. The property as a whole offers ease of maintenance throughout and viewings are highly recommended.

Car Port

21' 11" x 17' 0" (6.68m x 5.18m)

Agents Note

The property was previously part of an undertakers premises before the high quality conversion was undertaken.

SERVICES

Services: We understand from the sellers that all mains services are available.

Council Tax Band: D.

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

EPC Energy Rating: C.

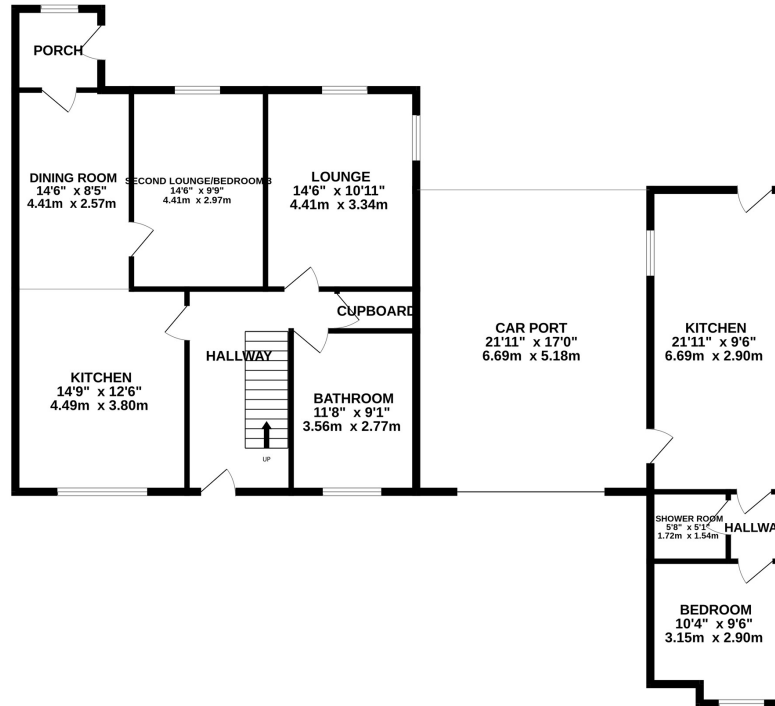
DIRECTIONS

Leaving Barnstaple on the Bickington Road, cross straight over the Cedars roundabout. Continue in the direction of Bideford, pass a row of substantial detached houses on your left, then a bus stop. Take the next left and turn, where the property can be found on the right hand side. There is a pedestrian gate accessing the side of the property and further vehicular access from Bickington Road itself via double gates.

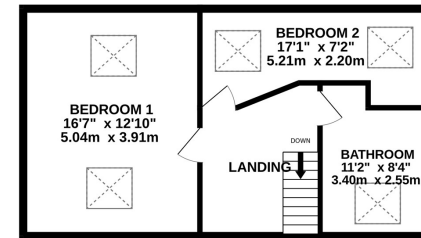
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GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

