



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.

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

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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



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## 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: TBC.

EPC Energy Rating: TBC.

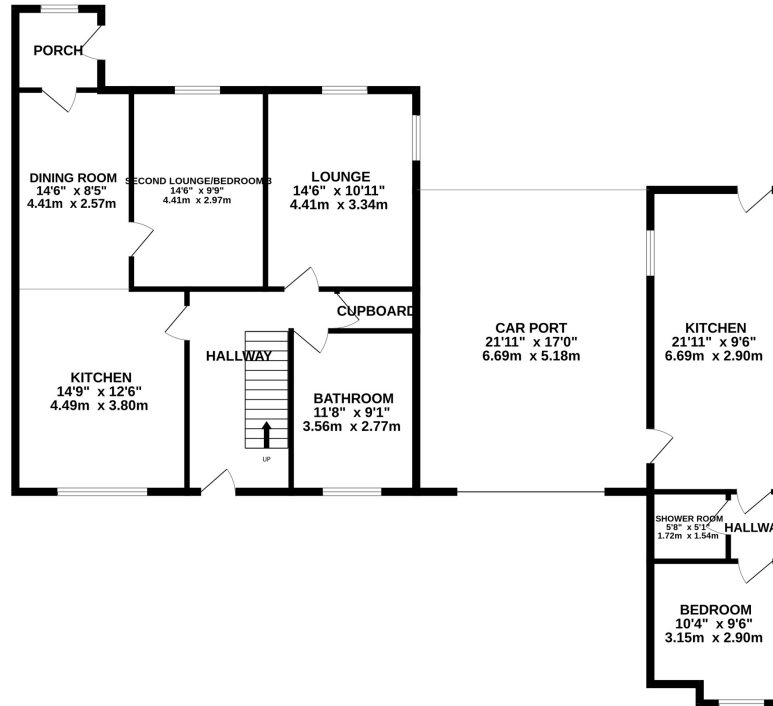
## DIRECTIONS

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.

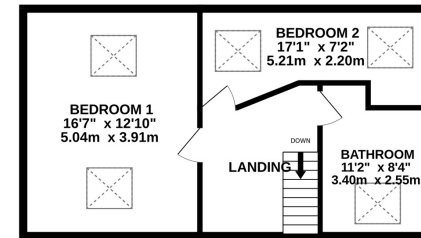
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GROUND FLOOR  
1609 sq.ft. (149.5 sq.m.) approx.



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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