



Lower Cross Road, Bickington, Barnstaple, Devon, EX31 2LE





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### Guide Price £475,000

Entering the property, you are greeted by a bright and spacious HALLWAY, with stairs leading to the FIRST FLOOR and doors leading to the LOUNGE, KITCHEN, SEPARATE DINING ROOM and DOWNSTAIRS CLOAKROOM, as well as handy storage under the stairs. The LOUNGE is well proportioned, bright and enjoys views of the REAR GARDEN through French doors at the rear. The SEPARATE DINING ROOM is bright and benefits from a front facing double glazed window. The KITCHEN again is lovely and bright, offers plenty of room for base and mid-level units and has a double-glazed window offering views of the rear garden. A door leads you to the UTILITY ROOM, again flooded with light from a window, and offers handy storage and a place to keep appliances. This room leads into the CONSERVATORY, which offers splendid views of the garden and internal access to the DOUBLE GARAGE. There is also a DOWNSTAIRS CLOAKROOM, which comprises a pedestal wash basin and W/C.

On the First Floor there is a good size landing with doors to MASTER BEDROOM with EN-SUITE SHOWER ROOM plus THREE FURTHER BEDROOMS and a FAMILY BATHROOM. Entering the well-proportioned MASTER BEDROOM, you are struck by how bright it is, benefitting from front facing double glazed windows. The EN-SUITE SHOWER ROOM is immensely handy and comprises of shower cubicle, pedestal wash basin and W/C. The SECOND BEDROOM is a double, has plenty of built-in storage and light from another double-glazed window. The THIRD BEDROOM is a well proportioned single, with built-in cupboard and a front facing double glazed window. The FOURTH BEDROOM, another well-proportioned single is again flooded with light from the double-glazed window. The FAMILY BATHROOM, which is lovely and bright and comprises of a bath with shower over, pedestal wash hand basin and W/C.

Outside, the FRONT GARDEN is a great size due to the corner plot and leads round to the DOUBLE DRIVEWAY and GARAGE. To the rear, the REAR GARDEN offers a high degree of privacy, being wonderfully landscaped with a lovely water feature.

The property is available with No Onward Chain.

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Detached Four Bedroom Neo Georgian House  
Sought After Location Within A High Quality Development  
Triple Aspect Lounge And Separate Dining Room  
Bespoke Fitted Kitchen And Utility Room  
Master Bedroom With En-Suite Shower Room  
Separate Utility Room  
Three Further Bedrooms  
Family Bathroom And Downstairs Cloakroom  
Beautifully Presented Front & Rear Gardens With Attractive Water Feature  
Available With No Onward Chain



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## Entrance Hallway

### Kitchen

12' 2" x 11' 3" (3.71m x 3.43m)

### Utility Room

7' 8" x 5' 8" (2.34m x 1.73m)

### Conservatory

9' 5" x 7' 7" (2.87m x 2.31m)

### Living Room

22' 6" x 11' 1" (6.86m x 3.38m)

## Dining Room

10' 5" x 9' 0" (3.17m x 2.74m)

## Downstairs W/C

## Stairs To First Floor Landing

## Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

## Bedroom Two

12' 7" x 11' 9" (3.84m x 3.58m)

## Bedroom Three

9' 6" x 9' 1" (2.90m x 2.77m)

## Bedroom Four

9' 0" x 6' 2" (2.74m x 1.88m)

## Family Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

## Outside

To the front, there is a lawned area being of a generous size due to the corner plot position along with a double driveway giving access to the double garage. To the rear, the garden offers a high degree of privacy and being wonderfully landscaped with a lovely water feature.

## Double Garage

16' 7" x 16' 6" (5.05m x 5.03m)

## SERVICES

Services: We understand all mains services are connected.

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.

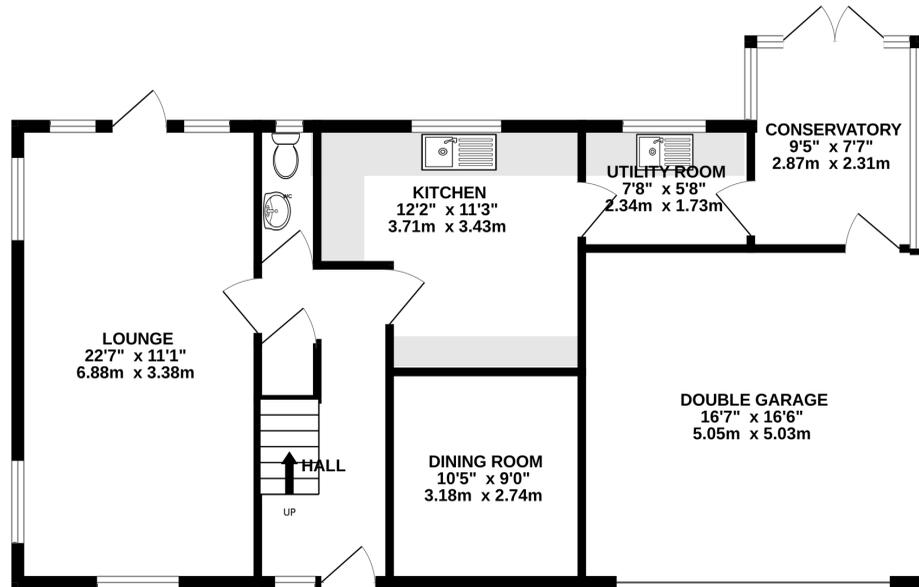
## DIRECTIONS

To locate the property, follow Sat Nav EX31 2LE.

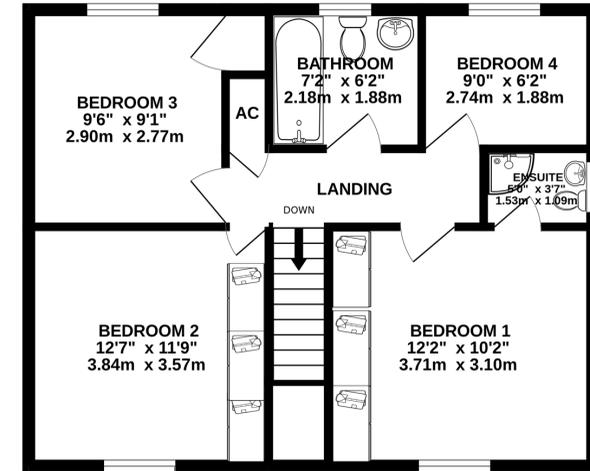
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GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	

