



STAGS

Owls Nest

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3 Bickleton Cottages, Bickleton, Barnstaple,

Fremington 1.5 miles, Instow 1.5 miles, Barnstaple centre 4 miles.

- Hall, 2 Reception Rooms
- Study/Bedroom 4,
- Country Kitchen/ Break rm
- Garden/Utility Room
- 3 Bedrooms, 2 Bathrooms
- Large Garage/Building
- Additional Parking
- Secluded 1 Acre Garden

Guide price £399,950

SITUATION AND AMENITIES

In a timeless and tranquil hamlet enjoying unspoilt countryside views, yet just a few minutes drive from the local village of Fremington, favoured coastal resort of Instow as well as Bideford and Barnstaple. Fremington provides a good range of local amenities including shops, post office, medical centre and primary school. Instow offers further local amenities including village shop/delicatessen/post office, public house/restaurants, well regarded primary school, yacht club, cricket club, beach etc. The port and market town of Bideford has a wider range of amenities including shops, banks, schooling for all ages and supermarkets, this is about 5 miles. Barnstaple, the Regional centre, houses the areas main shopping, business and commercial venues as well as the North Devon leisure centre, Tarka Tennis centre and North Devon District hospital. Nearby there is access to the North Devon Link Road which provides access, in about 50 minutes, to Junction 27 of the M5 motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. North Devon's coastline with its famous sandy surfing beaches is about half an hour by car. There are a number of golf courses in the area including the oldest course in the land at Westward Ho! and championship links courses at Saunton.

DESCRIPTION

This attached character residence presents colour washed rendered elevations beneath a part slate and part flat roof. We understand that the original core is of period origin and circa 1680 with later additions the accommodation is arranged over 2 floors, is versatile and combines character features with modern refinements. Externally there is a large detached garage with potential to develop subject to planning



A charming attached period residence with large outbuilding and secluded 1 acre garden in timeless Hamlet close to Instow.





permission, additional parking/motor home/caravan space, other buildings, mature secluded partly wooded gardens, including a large spring fed scenic pond, in all about 1 acre. The accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:

GROUND FLOOR

PORCH, ENTRANCE HALL, window seat, CLOAKROOM/SHOWER ROOM, enclosed shower cubicle, low level w/c, wash basin. DINING ROOM dual aspect with leaded light windows, wood block flooring, exposed ceiling beams. SITTING ROOM dual aspect, leaded light windows, exposed stone fireplace with inset wood burner, flag stone floor, exposed ceiling beams, built in cupboard, stairs rising to first floor described later. Country KITCHEN/BREAKFAST ROOM fitted with an excellent range of shaker style units including base and wall cupboards, granite effect work surfaces, 1½ bowl stainless steel sink, hob with extractor hood above, split level double oven, fitted wine rack, spot lights, dual aspect leaded light windows. GARDEN/UTILITY ROOM, the utility area has a sink/drainers with cupboard below, space and plumbing for washing machine, otherwise there are 2 sets of doors to outside, as well as windows to all sides.

FIRST FLOOR

LANDING steps leading to half landing. BEDROOM 1, west facing window, south facing fully glazed door leading to flat roof overlooking the garden (ideal to be edged with a gallery to provide a fabulous sun balcony). BEDROOM 2 east facing leaded light window, airing cupboard, stripped floorboards. BATHROOM suite comprising panel enclosed bath, low level w/c, vanity basin, inset cupboard. BEDROOM 3 east facing leaded light window, fitted cupboard, stripped floorboards. BEDROOM 4 east facing leaded light window.

OUTSIDE

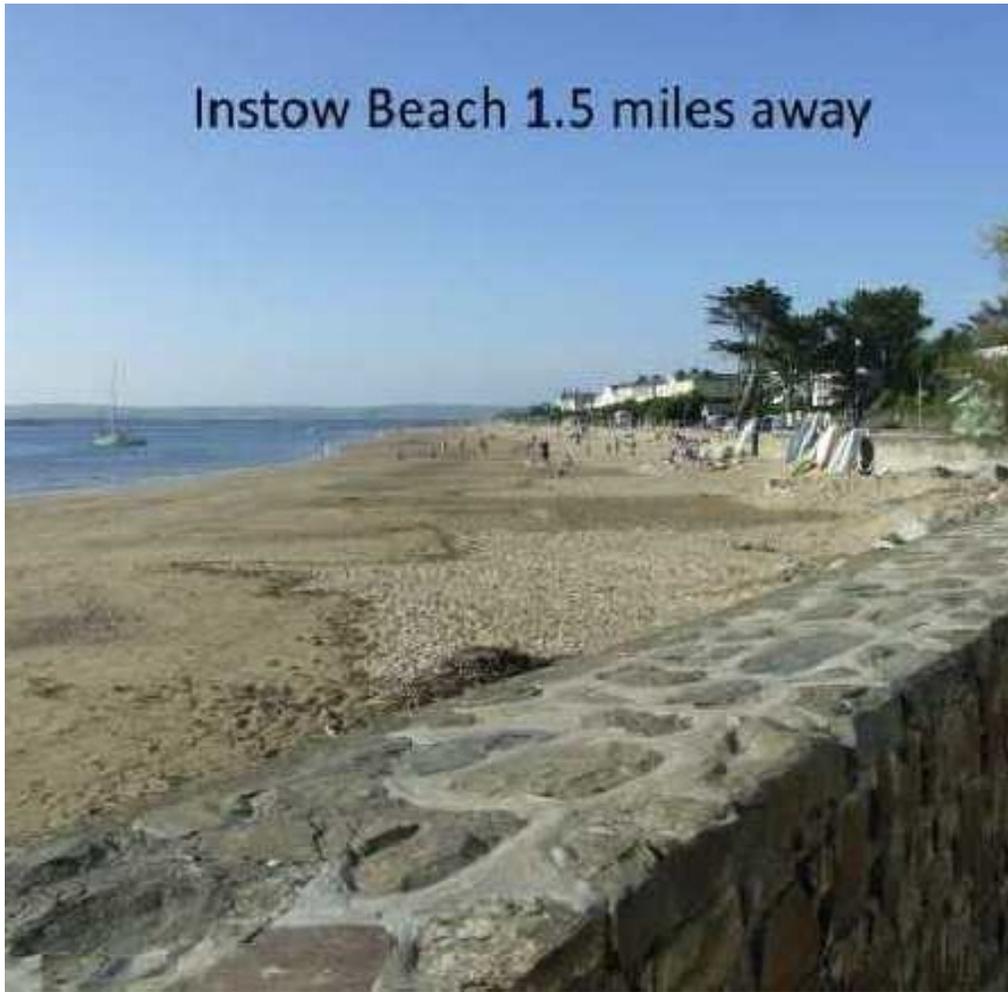
To the front from the lane there is a driveway access which provides additional parking. To the right of this is a grassed area which provides further parking. Through double gates there is access to the excellent DETACHED GARAGE BLOCK 24'9 x 18'11 with double doors, power and light connected and door to inner OFFICE 10'8 x 4'11. Below this are 2 SUMMERHOUSES, a LOG STORE and STATIC CARAVAN currently utilised for storage and screened. The rear garden is then laid to sweeping lawn, interspersed with well-established trees and shrubs, there is a productive vegetable garden, GREENHOUSE. On the edge of the property an area of mature woodland provides fuel for the wood burner and also conceals a NISSAN HUT 24'5 x 14'9. At the bottom of the garden is a large scenic pond with small island. The gardens are enclosed by hedging and provide a good deal of seclusion and privacy.

SERVICES

Oil fired central heating (with recently replaced Bunded oil tank), mains electricity, private water and private drainage.

DIRECTIONS

Leaving Instow in the Barnstaple direction, bear right into Rectory Lane, continue to the top bearing to the left, proceed for about 1½ miles and the property will be found as you enter the hamlet on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



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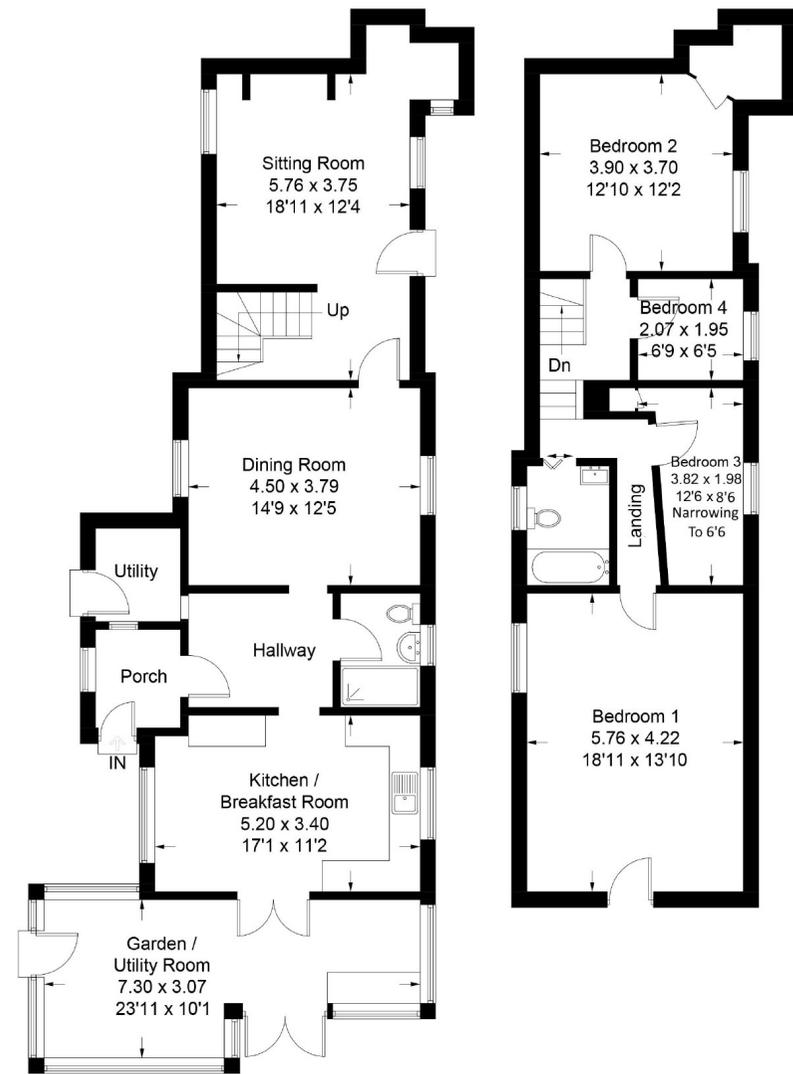
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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-40%	A		
15-20%	B		
10-15%	C		
5-10%	D		
0-5%	E		
	F	39	50
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID391522)