



9 Fairways Drive



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High Bickington, Umberleigh, Devon, EX37 9BY

High Bickington Village amenities, walking distance. Barnstaple, South Molton, Torrington, the Link Road, the Coast, Exmoor,

Attention golfers! - A dream opportunity to acquire a 4 bedroom detached residence surrounded by a superb rural golf course, including two memberships which accompany the deeds

- 2205 sq ft of well presented accommodation
- Sitting/Dining Room 29'6 x 15'5
- 4 Bedrooms & 2 Bathrooms
- Well tended, South-facing garden
- Council Tax Band E
- Hall, Cloakroom, Utility Room
- Kitchen/Breakfast Room
- Double garage & parking
- Fine countryside views
- Freehold

Guide Price £532,500

SITUATION & AMENITIES

Fairways Drive forms part of an exclusive development of 30 properties at the rear of the wonderful Libbaton Golf Club, less than a mile or so from the centre of the village of High Bickington, which offers local shops including Post Office, period inn, primary school, leisure centre and village hall. The A377 is but a short drive away with access to Barnstaple or Exeter. Also on the A377 there is a petrol station/small supermarket on the outskirts of Umberleigh and Umberleigh itself, where there is a mainline train service to both Barnstaple and Exeter - less than 15 minutes by car. Barnstaple, South Molton and Torrington are all less than ½ an hour and offer a good range of shopping facilities, amenities, schooling, and as far as Barnstaple is concerned there is also the Pannier Market and District Hospital. At both Barnstaple and South Molton there is access to the A361 North Devon Link Road which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and at Tiverton Parkway nearby there is a fast service of trains to London Paddington in just over 2 hours. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This most attractive gabled property presents elevations of painted render and stone with double glazed windows, beneath a slate roof. The accommodation is bright, spacious and well presented. There is scope to extend subject to planning permission. The property is complemented by delightful mature South-facing gardens and to the front there are fine views across the fairway and open countryside. For those interested in golfing pursuits, as previously mentioned the property is being sold with the benefit of two golf course memberships, which are included within the title deeds. The Club House – which also has a restaurant and bar – is within a short walk. All traffic to the golf course terminates in the car park nearest the Club House, which is well before Fairways Drive. Therefore, the environment is very peaceful.



ACCOMMODATION

GROUND FLOOR
Steps lead from the FRONT GARDEN to ENTRANCE PORCH with front door opening into spacious RECEPTION HALL with ample room for coats and possibly an upright piano/desk, etc. SITTING/DINING ROOM a capacious room covering about 450 sq ft where triple aspect windows flood the room with natural light, charming feature stone fireplace, French doors opening directly onto a SUN DECK, which has the potential to be enclosed with a conservatory as required and subject to any necessary planning permission. There is full length storage beneath this, which is accessed via external doors. INNER HALL. CLOAKROOM. KITCHEN/DINING ROOM within the KITCHEN ZONE is a wealth of base and eye-level units, ample work surfaces and breakfast bar separating the KITCHEN and DINING ZONES. Fitted appliances include integrated dishwasher, electric oven and hob, built-in fridge and dual sink with drainer. Within the DINING ZONE there is ample space for dining table and door linking to the GARAGE (described later). From the INNER HALL there is access to UTILITY ROOM with plumbing for washing machine, work surfaces with cupboards beneath and door to GARDEN. FIRST FLOOR
A spacious LANDING leads to FOUR generously sized DOUBLE BEDROOMS – all benefitting from fitted wardrobes and picturesque views – either across the rolling countryside or over the well-tended gardens. The PRINCIPAL BEDROOM has a modern ENSUITE BATHROOM, whilst there is a separate FAMILY SHOWER ROOM. The DOUBLE GARAGE is accessible from the kitchen, garden or driveway which has a fitted utility area and includes the boiler, electricity supply and has an electric roller door. There is space for a tumble dryer and a double fridge.

OUTSIDE

The driveway in front provides parking for three vehicles. The FRONT GARDEN features manicured lawns with central pathway leading to the front door. There is storage beneath the external TERRACE and access at both sides of the property to the REAR GARDEN, where a TERRACE wraps around the rear elevation. Steps then lead up to sweeping lawns, interspersed with specimen trees and shrubs. There are well-stocked flower beds and borders. The garden is fence-enclosed and provides a good deal of seclusion and privacy.

SERVICES

Mains electricity, gas and water. Drainage to the shared Estate sewage treatment plant. Central heating is gas fired.

SPECIAL NOTE

The annual service charge for contributions towards communal areas and sinking fund is currently £400.00 per annum.

SPECIAL NOTE 2

Libbaton Golf Club and its environment can be viewed in more detail via their website:

<http://www.libbatongolfclub.co.uk/>

DIRECTIONS

Entering High Bickington from the Barnstaple direction, pass through the village. Continue for about a mile and turn right into Libbaton Golf Course. Continue past the Club House and car park on your left, bear to the right and immediately right again into Fairways Drive, where the property is within a short distance in on the left.



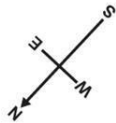
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

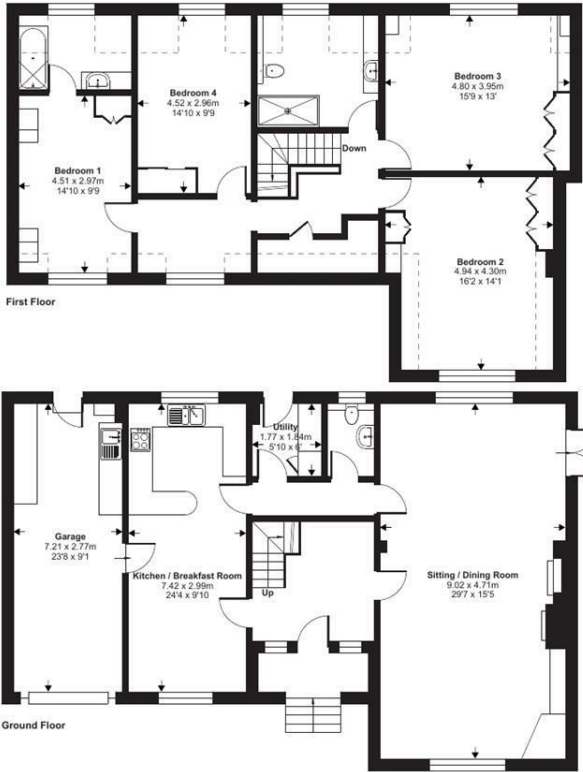
barnstaple@stags.co.uk
01271 322833



Denotes restricted
head height

Approximate Area = 1858 sq ft / 172.6 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 2212 sq ft / 205.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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