



13 Lyddicleave











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Bickington, Barnstaple, Devon, EX31 2JY

Local amenities within walking distance. Barnstaple Town Centre - approx. 2 miles. Instow beach - less than 4 miles. Tarka Trail - approx. 1 mile

A substantially extended high-specification home offering spacious & versatile accommodation, with a strong emphasis on entertaining & leisure

- Approximately 2,000 sq ft of accommodation
- High specification Kitchen
- 22' x 21'4" Sitting Room & Bar Area
- 4 Bedrooms & spacious accommodation on both floors
- Snug, Dining Room & Utility Room
- Swim Spa Exercise Pool
- South-Facing, secluded landscaped Garden
- Hot Tub, Sauna & dedicated BBQ/Entertaining Area
- Garage & extensive parking for 4+ cars/motorhome
- Council Tax Band D | Freehold

Guide Price £550,000

## Stags Barnstaple

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### SITUATION & AMENITIES

Lyddicleave is a quiet and sought-after residential area in Bickington, on the outskirts of Barnstaple. The property is conveniently placed for a range of local amenities, including a village shop with Post Office, Tesco Express, pub, hairdressers and nearby primary schools.

A regular bus route is approximately a 5-minute walk away, providing links to Barnstaple and Bideford. Barnstaple railway station is also within easy reach, providing onward rail connections.

Roundswell's supermarkets, retail parks and other amenities are easily accessible, while the surrounding area offers excellent walking and cycling opportunities. The Tarka Trail is approximately 1 mile away, with Barnstaple town centre around 2 miles and Instow less than 4 miles from the property.

Barnstaple provides the area's main shopping, commercial and leisure facilities, together with the Pannier Market and North Devon District Hospital. The A361 North Devon Link Road provides access towards Tiverton and the M5, with rail services from Tiverton Parkway to London Paddington. North Devon's renowned beaches at Croyde, Saunton, Putsborough and Woolacombe, together with Exmoor National Park, are all within easy reach by car.

### DESCRIPTION

This substantially extended and comprehensively renovated home has been finished to a high specification throughout, combining contemporary styling with spacious and versatile accommodation. The layout offers excellent flexibility, with bedrooms and bathroom facilities on both floors, making the property suitable for families, multi-generational living or those looking for adaptable accommodation for the future.

A particular feature of the property is the extensive leisure provision, including a Swim Spa Exercise Pool, separate Hot Tub and Sauna, together with dedicated outdoor entertaining areas.

The secluded South-facing landscaped garden complements the accommodation and provides an attractive, private setting for both relaxing and entertaining.

Planning permission was granted in 2021 for further development of the garage area, with the current status of that permission to be confirmed.







## ACCOMMODATION

The property offers spacious and flexible accommodation arranged over two floors, with a high standard of finish throughout. Bedrooms and reception areas are carpeted, with solid oak flooring to the entrance hall, dining room and utility room.

### GROUND FLOOR

The entrance hall leads through to a dual-aspect snug with inset gas fire and built-in media storage. The dining room has solid oak flooring and opens into the high-specification kitchen, extensively fitted with grey gloss units, Minerva onyx worktops and integrated NEFF appliances including double ovens, microwave and freezer. Further features include a Quooker boiling-water tap, American-style fridge space and heated tiled flooring. The kitchen leads into the impressive 22' x 21'4" sitting room\* and bar area - currently used as a snooker room, with views over the garden and pool area and folding glazed doors opening directly onto the sun deck. (\*The brochure image shows a CGI illustration of an alternative sitting-room arrangement). The adjoining bar area includes a Minerva front bar counter, granite rear counter, inset sink, back-lit glass shelving and built-in wine/drinks cooler.

Also on the ground floor are 2 bedrooms, one currently used as a study with French doors onto the garden and sun deck, a utility room, and a spacious shower room with walk-in dual-head shower and heated tiled floor.

### FIRST FLOOR

The first floor provides 2 further bedrooms, including one with a recessed fitted dressing area and eaves storage. The second bedroom is triple-aspect, with views to the front, rear and side, and includes built-in shelving, media storage and mood lighting. There is also a family bathroom with twin-ended Spa bath and separate dual-head shower, together with a separate cloakroom.

## OUTSIDE

The property is screened from the road by a mature laurel hedge, with a pillared entrance opening onto an extensive brick-paved driveway providing parking for 4 or more vehicles and space for a motorhome. The south-facing rear garden is secluded and enclosed, with lawn, landscaped areas and extensive sun decking.

The garden has been designed particularly with relaxation and entertaining in mind and includes a Swim Spa Exercise Pool, separate Hot Tub, barrel-style Sauna and dedicated BBQ/entertaining area with solid slate countertop, power and water.

There is extensive outside lighting to the rear of the property, together with a security light to the front. There is an outside water tap to the front, with 2 further outside taps and mains electrical sockets to the rear.

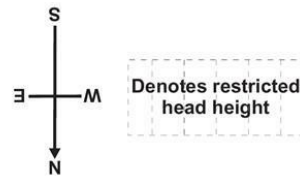
The garage has power and lighting.

## SERVICES

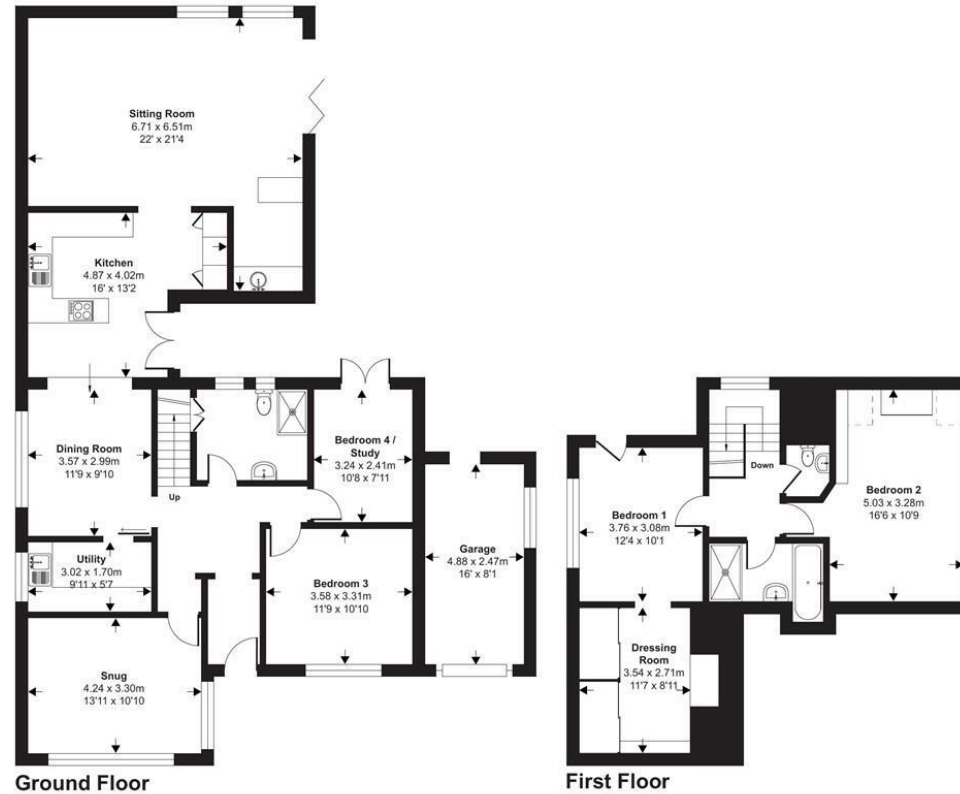
All mains services are connected. The property also benefits from high-speed full-fibre broadband, 3-phase electricity, security alarm and CCTV.

## DIRECTIONS

W3W///hoped.headliner.resaping



Approximate Area = 1972 sq ft / 183.2 sq m  
Limited Use Area(s) = 12 sq ft / 1.1 sq m  
Garage = 127 sq ft / 11.7 sq m  
Total = 2111 sq ft / 196 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Stags. REF: 1499817



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      | 79        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |







