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Changing Lifestyles

The Lodge & The Old Workshop
Bickington
Barnstaple
Devon
EX31 2JG

Guide Price: £395,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

The Lodge & The Old Workshop, Bickington, Barnstaple, Devon, EX31 2JG

A DETACHED BUNGALOW WITH 1 BEDROOM SELF-CONTAINED ANNEXE



•• 3-4 Bedrooms

- Generous Kitchen / Diner with brand new shaker-style Kitchen opening to Dining Room
 - Dual aspect Lounge
- Ground Floor stylishly appointed 4-piece Bathroom
 - Ground Floor & First Floor Shower Rooms
 - Driveway, car port & turning area
- Low-maintenance, south-facing rear turning area which could become a sun-trap garden for the future owner
- A unique & immaculately presented home combining modern comfort with flexible accommodation & income potential



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Overview

A 4-5 Bedroom detached bungalow set behind double gates and offering exceptional versatility. This beautifully updated bungalow presents a rare opportunity to acquire a spacious and stylish home with a self-contained Annexe in a desirable location.

The Ground Floor opens into a tiled Entrance Hall with a striking galleried Landing and staircase to the First Floor, alongside a practical boiler cupboard housing a newly installed gas boiler and pressurised hot water cylinder.

The generous Kitchen / Diner boasts a brand new shaker-style Kitchen with quartz style worktops and integrated appliances including a dishwasher and washing machine with ample space for a range cooker and an American style fridge / freezer. A semi open-plan wall leads through to the Dining Room flowing through to a slate floored Rear Porch providing access to the south-facing, low-maintenance rear garden. Adjoining the Dining Room is an additional Bedroom / Snug. Mirroring the Bedroom / Snug is a dual aspect Lounge which could also become an additional bedroom to suit a large family's needs and overlooks the south-facing aspect. A stylishly appointed 4-piece Bathroom and a walk-in Shower Room completes the Ground Floor accommodation.

Upstairs, is an open Landing with natural light flooding in via the Velux window and leads through to 2 further Bedrooms and a modern Shower Room. Bedroom 1 is a bright, airy, dual-aspect room with Velux windows to the front and rear, while Bedroom 3 could be an ideal study / office, with Velux windows to the rear enjoying distant countryside views. This room does have some restricted headroom. A modern 3-piece Shower Room with walk-in shower and contemporary fittings completes this floor.

Externally, the property offers excellent parking and storage options. The driveway leads through to the car port and turning area with an electric roller door. The covered car port has an extensive loft, outdoor power, lighting and water. There is side gated access to Hopperstyle. At the rear of the property is a low-maintenance, south-facing turning area - this could become a sun-trap garden for the future owner.

To the side of the car port is The Old Workshop which is an excellent, self-contained Annexe which could provide additional living for an independent family relative or potential for a holiday let. The accommodation comprises of an open-plan Living / Kitchen / Dining Room fitted with marble effect worktops, and space and plumbing for under counter appliances with access to the rear garden. A small Hallway leads through to the modern 3-piece Shower Room and there is a double Bedroom with a front facing window.

This unique and immaculately presented home combines modern comfort with flexible accommodation and income potential, making it a standout offering in the local market.

Council Tax Band

D - North Devon Council

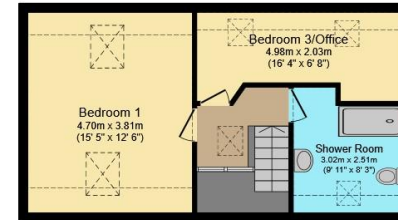
Agent Note

New boiler installed which supplies the main property and annexe but has individual thermostats.



Ground Floor

Floor area 120.4 sq.m. (1,296 sq.ft.)



First Floor

Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 162.0 sq.m. (1,744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

Bickington is a small village between Fremington and Barnstaple. The settlement is well-serviced by a variety of amenities including schools, churches, shops and a community hall. It is also close to the superstores in Roundswell. You have good access to the beautiful Tarka Trail and some great countryside walks.

Bickington is also within driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Great Torrington, Holsworthy and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/theme.bluntly.chariots>

From Barnstaple Town Centre, proceed towards Bickington / Fremington. At The Cedars roundabout, proceed straight across signposted Bickington / Fremington. Upon entering the village of Bickington, and after passing the signpost for Hopperstyle, take the next immediate left hand turning to where you will find the property with its name plate clearly displayed. Parking can be found on the driveway.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

