



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Fairways Drive  
High Bickington  
Umberleigh  
Devon  
EX37 9BY

**Offers In Excess Of: £375,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

2 Fairways Drive, High Bickington, UMBERLEIGH, Devon, EX37 9BY

AN EXCEPTIONAL DETACHED RESIDENCE ADJOINING LIBBATON GOLF COURSE



- 3 double Bedrooms (1 En-suite)
- High specification Kitchen / Breakfast Room
- Impressive Living Room with wood burning stove
- Elegant Dining Room - ideal for entertaining
- Private driveway & Garage with electric door
  - Landscaped rear garden enjoying a high degree of privacy & a sunny orientation
  - This fine home combines the tranquillity of rural living with excellent accessibility



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## Overview

**Welcome to 2 Fairways Drive - an exceptional, detached residence offering 3 generous double Bedrooms, superbly positioned to enjoy a sought after, south-facing aspect on the edge of the picturesque Taw Valley. Combining the tranquillity of rural living with excellent accessibility, this fine home forms part of an exclusive development adjoining the renowned 18-hole Libbaton Golf Course, surrounded by rolling Devon countryside.**

**The ground floor opens with a welcoming Entrance Porch leading into a central Hallway. The stylish Kitchen / Breakfast Room is fitted to a high specification, providing ample workspace and storage, with a separate Utility Room and direct access to the rear garden. The impressive Sitting Room is a particular highlight, featuring a contemporary cylindrical wood burning stove and bi-folding doors that open seamlessly onto the garden, creating an ideal space for both relaxing and entertaining. An open aspect leads through to an elegant Dining Room, perfect for formal occasions.**

**To the first floor, a spacious landing gives access to 3 well-proportioned double Bedrooms. The principal bedroom benefits from a modern En-suite Shower Room, while the remaining bedrooms are served by a well-appointed Family Bathroom.**

**The property is approached via a private driveway, providing ample off-road parking and access to the adjoining Garage, which is equipped with an electric up and over door. The front garden is attractively laid to lawn with a paved pathway leading to the entrance.**

**The rear garden is a delightful and well-designed outdoor space, enjoying a high degree of privacy and a sunny orientation. It features a decked seating area, paved patio and a raised lawn bordered by an array of established plants, shrubs and young trees. Steps descend to a further patio area, which provides personnel access to the garage and a substantial garden shed.**

## Agents Note

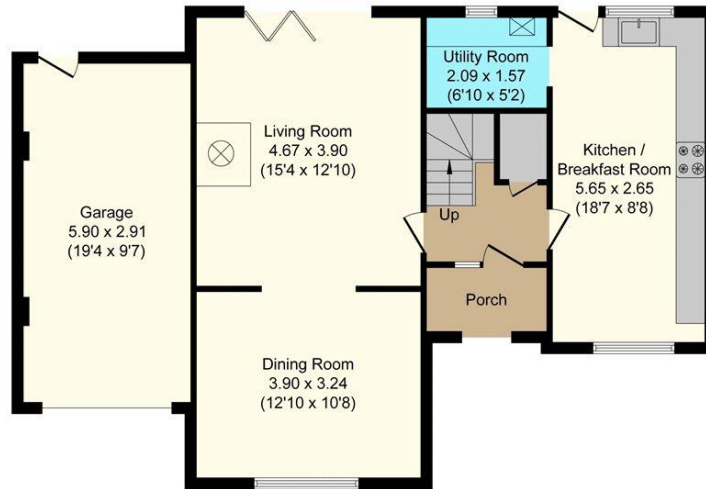
The estate is managed by a management company responsible for all maintenance matters, including the roads and the private sewage treatment plant. The current cost is £400 per year, payable in two instalments of £200.

The property is connected to mains gas, water and electricity.

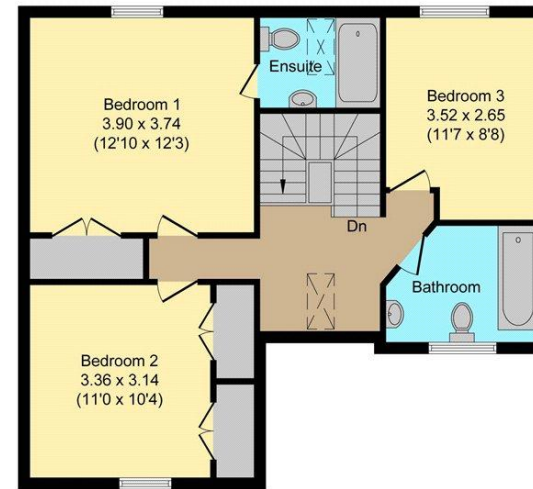
Drainage to a communal treatment system.

## Council Tax Band

C - Torridge District Council



**Ground Floor**  
Floor area 73.30 sq.m. (788.99 sq.ft.)



**First Floor**  
Floor area 58.70 sq.m. (631.84 sq.ft.)

**Total floor area: 132.0 sq.m. (1420.83 sq.ft.)**

This floor plan is for illustrative purpose 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](http://WWW.Propertybox.io)





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## Area Information

High Bickington offers local amenities including a post office, public houses, primary schools, doctors surgery, places of worship and a regular bus service to Barnstaple and Exeter nearby. In addition, Libbaton Golf Course is set on the edge of the village, a long 18 hole parkland course.

Barnstaple, the regional centre of North Devon, is located on the banks of the Rivers Taw and Yeo, and houses the areas main business, commercial and shopping venues. The North Devon Leisure Centre provides many indoor pursuits and the Queens Theatre is located in the centre of town. North Devon's famous coastline with its range of safe and sandy beaches provides numerous water sport opportunities and walking country in abundance. At Bishops Tawton, access is available to the North Devon Link Road, through to Junction 27 of the M5, whilst Barnstaple Railway Station provides a link to the National Railway System.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/tempting.wizards.scream>

Leave Barnstaple on the A361 (North Devon Link Road) heading south towards Tiverton and the M5. Continue along this road for around 6 miles. Take the exit signposted A377 Exeter / Umberleigh. At the roundabout, join the A377 and follow signs for Umberleigh.

Continue on the A377, travelling alongside the River Taw and passing through Umberleigh. Stay on this road for a few more miles until you reach a turning signposted High Bickington. Turn left here and follow the road up towards High Bickington village. As you approach the village, follow the signs for Libbaton Golf Course. Continue along this road for a short distance and you will arrive at Libbaton Golf Club, which is well-signposted on your approach. Follow the road around the car park to where number 2 Fairways Drive will be found on your right hand side.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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## We are here to help you find and buy your new home...

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### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

