

5 Barton Meadow Road  
High Bickington  
Umberleigh  
Devon  
EX37 9AN

**Offers in excess of: £400,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

- Village Location
- Annexe Potential
- Double Garage
- Parking for Multiple Cars
- Four Double Bedrooms
- Three Bathrooms (Two En-suites)
- Multiple Reception Rooms
- Large Utility Room
- Enclosed Garden
- EPC: C
- Council Tax Band: D



Tucked away within a small and peaceful cul-de-sac in the ever-popular village of High Bickington, this substantial four-bedroom detached home offers an exceptional blend of space, versatility and lifestyle appeal. Having been thoughtfully extended and adapted over the years, the property now provides flexible accommodation that is perfectly suited to modern family life, multi-generational living, visiting guests or those seeking a potential annexe arrangement.

From the moment you arrive, the property immediately impresses with its generous parking provision, offering space for multiple vehicles, alongside a detached double garage providing invaluable storage, workshop potential or hobby space. An open porch welcomes you before stepping inside to discover a home that has evolved to meet the changing needs of family living.

The former garage has been expertly converted to create a spacious and contemporary kitchen, fitted with a wide range of modern cabinetry and extensive worktop space. There remains practical under-counter room for a dishwasher, while the thoughtful layout ensures the kitchen remains both functional and sociable. The original kitchen has been repurposed into a superb utility room, providing yet more storage and preparation space alongside designated areas for both a washing machine and tumble dryer. An understairs cupboard offers additional practicality, while a cloakroom and rear access to the garden are conveniently positioned within the connecting hallway.

The heart of the home is undoubtedly the collection of reception spaces to the right-hand side of the property. A welcoming living room flows effortlessly through an attractive arched opening into the dining room and onwards to the conservatory. This open connection allows natural light to travel throughout the home, creating a bright and inviting atmosphere from morning through to evening. Whether hosting family celebrations, entertaining friends or simply enjoying everyday life, these interconnected spaces provide the perfect backdrop for modern living.



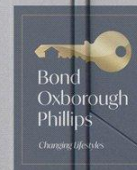
## Changing Lifestyles



Upstairs within the original house are three generously proportioned bedrooms and two bathrooms. The principal bedroom enjoys a front-facing aspect and benefits from useful over-stairs storage cupboards together with its own en-suite shower room. The remaining two bedrooms are both comfortable doubles and are served by the family bathroom, fitted with a bath featuring a shower over, pedestal wash basin and WC.

One of the property's most appealing features is the substantial extension, which offers remarkable flexibility. Benefiting from its own independent front entrance whilst also remaining connected to the main house via the conservatory, this area can adapt to a variety of lifestyles. The ground floor currently provides an additional living room, with previous kitchen connections still having existed, while upstairs is a generous double bedroom complete with fitted wardrobes and its own en-suite shower room. This versatile arrangement creates an ideal annexe for a dependent relative, a growing teenager seeking greater independence, visiting guests or even a dedicated work-from-home suite.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring an attractive resin finish that allows more time to enjoy the space rather than maintain it. Wonderfully private and sheltered, the garden provides the perfect setting for relaxed summer evenings, outdoor dining with family and friends, weekend barbecues, children's play areas or simply unwinding with a morning coffee and a good book. The sense of seclusion creates a peaceful environment where you can truly switch off and enjoy the outdoors in comfort.





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High Bickington continues to be one of North Devon's most sought-after villages, offering a wonderful balance between rural charm and everyday convenience. Surrounded by rolling countryside, the village enjoys a strong sense of community and benefits from a range of local amenities including a primary school, village shop, public house and community facilities. The nearby market town of Barnstaple is approximately 11 miles away and provides an extensive range of shopping, leisure and educational facilities, together with access to North Devon District Hospital.

For commuters, the A361 North Devon Link Road is within easy reach, providing swift connections towards Tiverton and the M5 motorway beyond. Barnstaple railway station offers regular services connecting to Exeter, where onward links are available to London Paddington and destinations across the country. The combination of village living, accessibility and versatile accommodation makes this a home perfectly suited to a wide variety of buyers seeking both lifestyle and practicality in equal measure.

The property is thought to be constructed of block and brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas Combi Boiler

Mains water - Mains electric - Private drainage - Landline telephone.

Broadband coverage: Ultra-fast available up to 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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## Floorplan



## Directions

Leaving Torrington on the B3227 towards Umberleigh and South Molton, stay on this road for approximately 6 miles. Upon reaching Atherington, turn right sign posted High Bickington. Follow the road until entering the village and continue through the pinch point and take the first turning right into Barton Meadow Road. Take the second left hand turning where the property will be found straight ahead of you with a numberplate clearly displayed.

What3Words - [///expansion.landings.litters](https://www.what3words.com/expansion.landings.litters)

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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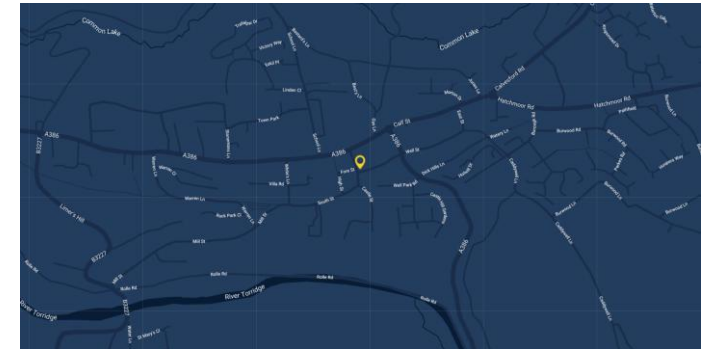
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