



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Bickleton Cottages  
Bickleton  
Barnstaple  
Devon  
EX31 3GG

**Guide Price: £325,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



2 Bickleton Cottages, Bickleton, Barnstaple, Devon, EX31 3GG

A CHARMING & BEAUTIFULLY PRESENTED TERRACED COTTAGE



- 2 Bedrooms
- Thoughtfully designed & finished to a high standard
  - Well-appointed, stylish Kitchen / Diner
- Spacious Lounge with wood burner, enjoying countryside views & opening to the rear garden
  - Separate Utility Room
- Ground Floor modern Shower Room & First Floor Bathroom
  - Driveway parking for 1-2 vehicles
- Sunny aspect rear garden with a private patio area
  - Nestled in beautiful rural surroundings



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## Overview

**This charming and beautifully presented 2 Bedroom terraced cottage is situated in a highly sought after location, just moments from the popular village of Instow and its array of amenities. Thoughtfully designed and finished to a high standard, the property offers a blend of modern comfort and traditional character, making it an inviting home.**

**The Ground Floor benefits from under-floor heating with individual thermostatic controls. The stylish Kitchen / Diner is well-appointed with wall and floor units, a Belfast sink, spot lighting, and ample space for a dining table, creating a warm and social atmosphere. The spacious Lounge is filled with natural light and features a wood burner with oak mantel, complemented by stunning countryside views and access to the rear garden via a stable door. A separate Utility Room provides additional storage, worktop space, and plumbing for appliances. The modern Shower Room includes a sleek 3-piece suite.**

**Upstairs, the open and airy Landing is enhanced by feature inset lighting, leading to a useful walk-through storage area with a double cupboard and linen shelving. The Bathroom boasts a free standing roll-top bath, allowing you to relax while enjoying tranquil countryside views. The spacious Principal Bedroom features elegant oak flooring and charming alcove storage, while the second Bedroom is bright and airy, offering delightful rear facing views.**

**Externally, the front garden is designed for low-maintenance with an attractive rockery and driveway parking for 1-2 vehicles. The rear of the property enjoys a sunny aspect with a private patio area, providing the perfect setting for alfresco dining or a peaceful morning coffee while soaking in the beautiful rural surroundings.**

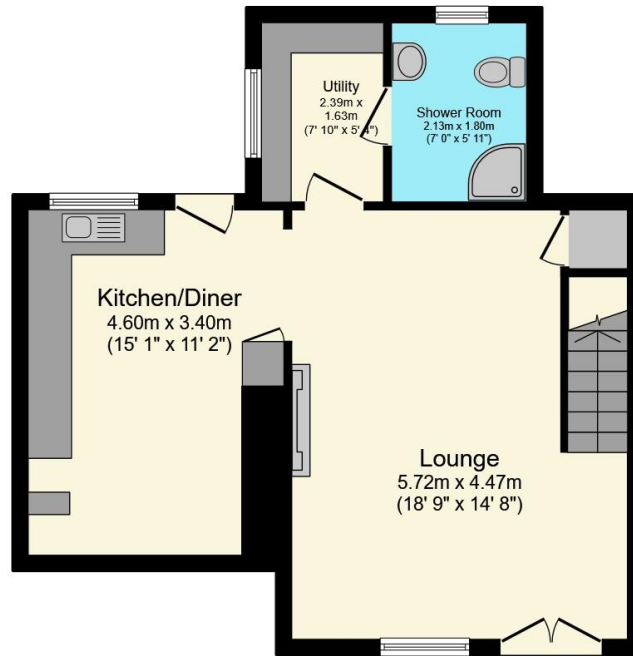
### Council Tax Band

C with Improvement Indicator - North Devon Council

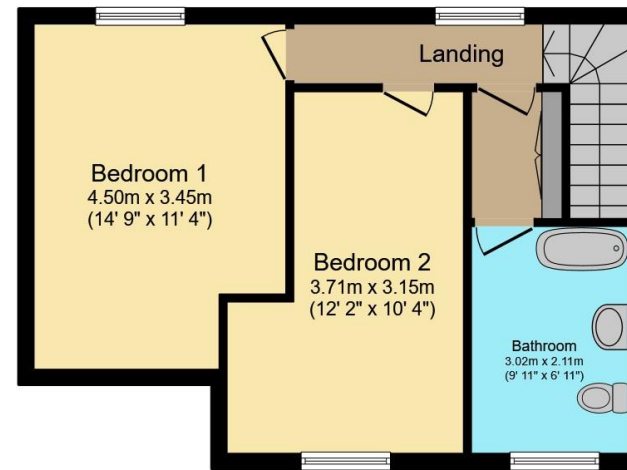
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

### Agent Notes

- Ground Floor under-floor heating
- Water supplied via a borehole (borehole located on a neighbouring property) - £400.00 per annum cost, shared with the neighbouring property
- Septic tank drainage (tank located on a neighbouring property)
- Outside - Patio / garden has a right of way for both neighbours but is rarely used



**Ground Floor**  
Floor area 50.4 m<sup>2</sup> (543 sq.ft.)



**First Floor**  
Floor area 42.4 m<sup>2</sup> (456 sq.ft.)

**TOTAL: 92.8 m<sup>2</sup> (999 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](http://www.Propertybox.io)







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## Area Information

Bickleton is a small village surrounded by beautiful countryside. It is known for its peaceful and tranquil atmosphere.

The village has a rich history and is home to several historic buildings and landmarks. One of the most notable landmarks in Bickleton is the St. Mary's Church, which dates back to the 13th century. The church is a beautiful example of medieval architecture. Another historic building in the village is the Bickleton Manor House, which was built in the 16th century and is now a private residence.

Bickleton is also known for its beautiful countryside and scenic walks. The village is surrounded by rolling hills and lush green fields and is not far from the iconic village of Instow with its great local restaurants, fabulous beach and the Tarka Trail which runs through the heart of the village where the railway used to run.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/pretty.strikers.compiled>

From Barnstaple, continue out of the town following directions towards Bickington / Fremington. At The Cedars roundabout, turn left following directions towards Roundswell. At the next roundabout, take the third exit onto Old Bideford Road. Continue along this road for approximately 2 miles. Approaching the brow of the hill (Lovacott old sign post), turn right signposted Fremington. Continue for a short distance and take the next left hand turning. Upon entering the Hamlet of Bickleton continue through the 'S' bends to where the property will be found after a short distance on your left hand side with a numberplate clearly displayed. An agent will meet you outside the property. Alternative routes can be found via Fremington and Instow.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	