



Mill Cottage  
High Bickington, Devon, EX37 9AZ

Price Guide £469,000

**HARDING & CO**  
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## Quintessential Devon Character Property...

Excellently positioned in the heart of this popular village where country walks can start from the front door is a beautifully presented 5/6 bedroom character family house with attractive gardens, parking and garage. This property is full of charm and original features, including inglenook fireplaces, exposed wooden beams, uneven walls and twisty staircases to name a few. The accommodation is flexible for a variety of modern family requirements offering 5/6 bedrooms (3 bathrooms), a high quality kitchen/breakfast room with utility, spacious sitting and dining rooms – both with attractive fireplaces. EPC - D

Situated in the heart of the quaint popular village of High Bickington, only a stone's throw from open countryside, this is a charming, beautifully presented 5-bedroom cottage. Having been extended and updated by the current vendors over several years the cottage now offers versatile and adaptable accommodation, whilst retaining many original period features, with the benefit of gas fired central heating, new hardwood double glazed windows, parking, garage and fully enclosed rear garden.



**Accommodation briefly:** A traditional stone storm porch with a beautiful original oak door opens into an open hallway with stairs to the first floor and access to the sitting room. There is a good size study/occasional bedroom 6 with access to the rear garden just off. The separate dining/family room leads through to a generous kitchen/breakfast room with a superb range of modern units and breakfast bar, Rangemaster cooker with double ovens, gas hob and extractor canopy over, integrated fridge and dishwasher and sink. There is a feature stone fireplace with original bread oven with a gas Rayburn providing central heating and hot water (which could also be used for cooking), and plenty of space for dining etc. There is a further utility room with space and plumbing for washing machine and other electrical appliances, door to the rear garden and a cloakroom.

From the dining/family room there is a small inner hallway and a door leading to an ensuite bedroom 5 (perfect guest suite) with a small area with work surface and sink, that leads to the bedroom with a lovely window overlooking the rear garden and its own door access. The ensuite comprises a 3-piece suite with double shower cubicle. The room would make an attractive living space for a dependent relative.

From the sitting room stairs lead to the first floor landing, which gives access to 2 generous bedrooms and a slightly smaller bedroom 4/office. There is a superbly modernised family bathroom with separate bath and shower facility. Bedroom 2 connects with the master bedroom if desired.

From the kitchen a second stairway leads to the master bedroom. At the top of the stairs is a landing area with fitted wardrobes and ensuite shower room that then leads to the impressive bedroom.

At the front of the property is a gravelled garden for ease of maintenance with mature shrubs and plants. Side pedestrian access leads to the fully enclosed walled rear garden, laid mainly to lawn with mature shrubs and plants. A low picket fence with gate leads to a vegetable area and a door leads to the garage/workshop at the rear of the garden. The garage has 2 large wooden doors, approached via a separate lane. (There is potential here to create parking space as an alternative to the garage, if required).

The property benefits from private parking which is set back from the property which at the moment is arranged for 1 vehicle parking, but this could be excavated to create additional parking, if necessary.

**Services:** All mains' services connected, Gas central heating.

**Local Authority:** North Devon District Council

**Council Tax Band:** D

**Energy Performance Rating:** D

**Tenure:** Freehold

**Directions:** Proceed out of Barnstaple on the A377 towards Crediton. Continue along this road and after passing the Fishleigh Farm shop on the right hand side turn immediately right towards Atherington. Proceed across signposted to High Bickington. On entering the village continue into North Road passing the Golden Lion pub on the left hand side and take the next turning on the right into the High Street. Continue the bottom with the School in front of you and continue into Mill Road. Mill Cottage is the first cottage on the right hand side passed the School.





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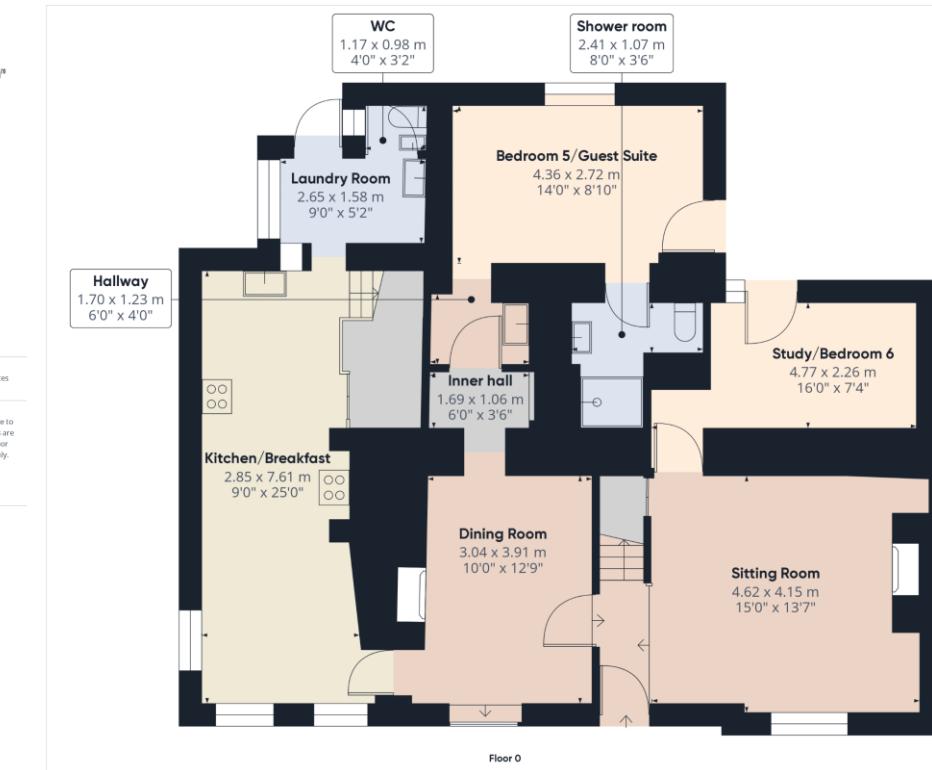
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

