



Blackmore Cottage





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High Bickington, Umberleigh, Devon, EX37 9BB

Village amenities in walking distance. Torrington 7 miles.  
Barnstaple/South Molton 9 miles.

A 3/4 bedroom, spacious character cottage with flexible accommodation in a sought after village.

- Scope for ground floor living
- Re-fitted Kitchen & Bathroom
- Rear Courtyard Garden
- 128 SQM / 1377 SQ FT
- Council Tax Band C
- 3 Bedrooms & 3 Reception Rooms
- Sought After Village Location
- Parking for 2 Cars
- No Onward Chain
- Freehold

Guide Price £315,000

## SITUATION AND AMENITIES

The village of High Bickington offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England Community Hall, Post Office, doctor's surgery, bus services, playgrounds, playing fields, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains both to Barnstaple and Exeter. The regional centre of Barnstaple is approximately 20 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road, A361, which leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway Station, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Puttsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park, are all within around 40 minutes by car. The area is well served by excellent state and private schools including the well renowned West Buckland School, which offers a bus service within walking distance.

## DESCRIPTION

A period village house which presents colour wash rendered elevations beneath a tiled roof. Internally the accommodation is characterful and has been sympathetically modernised to combine 21st century confinements with many original features. Externally there is parking at the front and an enclosed rear courtyard which could be used for additional parking. The property is considered ideal as principal residence, second home, UK base or holiday let. An internal inspection is strongly advised to fully appreciate this delightful home. The layout of the accommodation is more clearly identified upon the accompanying floorplans but comprises:





## GROUND FLOOR

ENTRANCE PORCH. Door leading into SITTING ROOM, stairs off to first floor (described later), fitted carpets, window to front elevation with window seats, inglenook fireplace with bread oven and log burner, bressumer beam above, exposed stonework, slate hearth, doorway through to KITCHEN and DINING ROOM, additional door leading into two further reception rooms (described later). KITCHEN Shaker style fitted kitchen units with wooden worktops, inset Belfast sink with mixer tap, space for range style cooker, exposed beams, skylights, inset downlighting, opening through to dining room, door leading to rear courtyard, built-in cloaks cupboard. DOWNSTAIRS WC with opaque window to rear, dual flush WC, hand wash basin with mixer tap and cupboard below, exposed brickwork. DINING ROOM with window onlooking rear courtyard, bespoke seating with storage space, terracotta tiled floor, exposed stone work. GAMES ROOM/GARDEN ROOM with French doors leading out to courtyard, tiled floor, vaulted ceiling and doorway through to SNUG/BEDROOM 4 window to front, log burner with beam above on slate hearth, stairs to first floor.

## FIRST FLOOR

LANDING loft access via hatch. BEDROOM 1 window to front, loft access via hatch. BEDROOM 2 window to rear, built-in wardrobe. BEDROOM 3 window to front. There are fitted carpets on the stairs, landing and all bedrooms. Re-fitted BATHROOM with opaque window to front, white four-piece suite comprising roll top slipper bath with mixer tap and shower attachment, pedestal wash basin, WC and quadrant shower, partly tiled metro style walls and tiled floor, built-in cupboard.

## OUTSIDE

At the rear of the property is an ENCLOSED COURTYARD with gated access leading to the lane at the rear, cupboard housing gas fired boiler. Parking at the front of the house.

## SERVICES

All mains services connected, gas fired central heating. According to Ofcom superfast broadband is available in the area.

## DIRECTIONS

From Barnstaple, take the A377 towards Exeter, passing through Bishops Tawton and Chapelton. After Chapelton Sawmill take the first right signed Atherington and High Bickington. From Atherington proceed straight across the staggered crossroads, taking the B3217 towards High Bickington, continue on North Road passing The Golden Lion pub on your left, the property can be found on the right hand side with a 'for sale' board clearly visible.

What3Words: ///etchings.slippers.sponge

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





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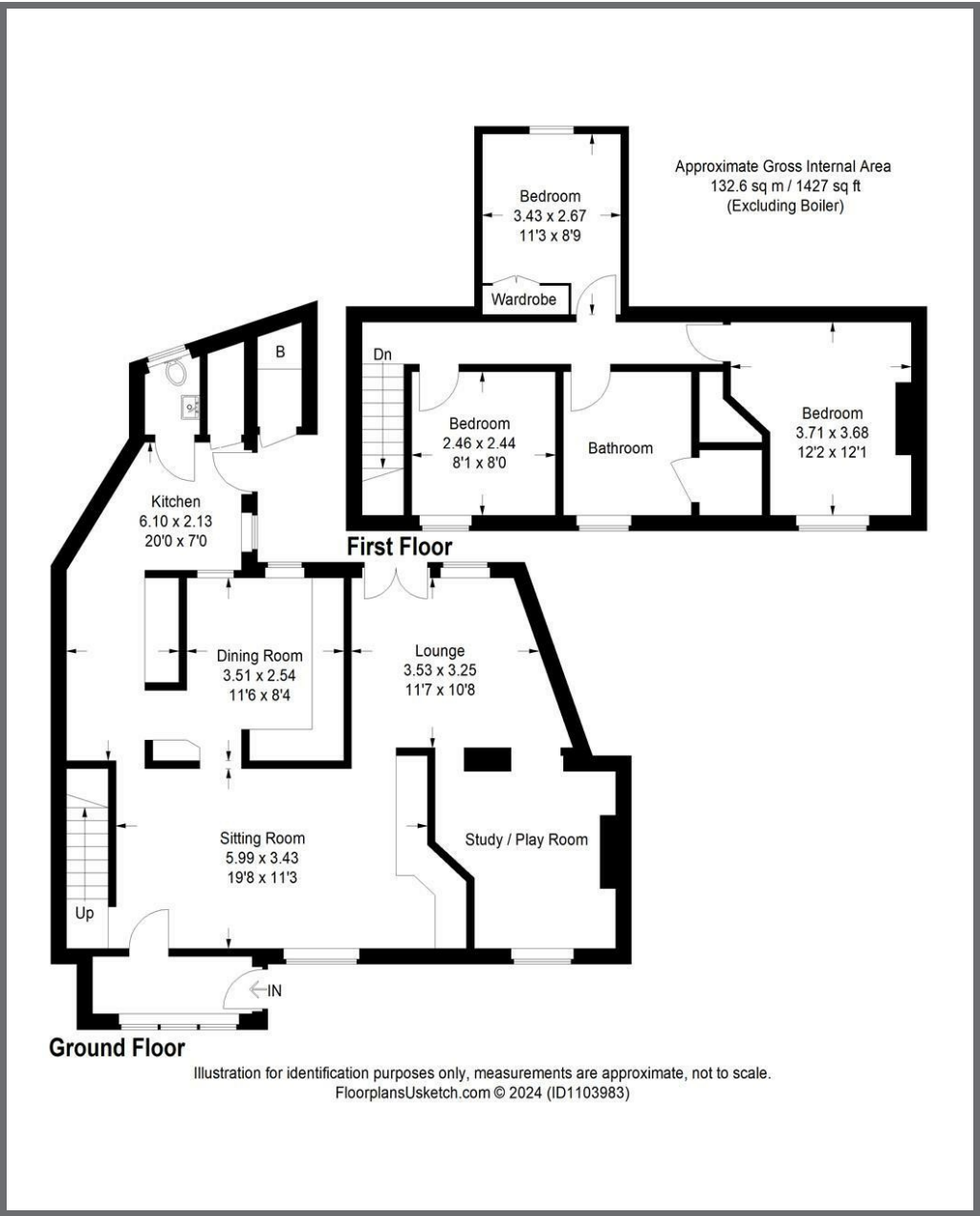


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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