



The Lodge & The Old Workshop



# The Lodge & The Old Workshop Hopperstyle

Bickington, Barnstaple, Devon, EX31 2JG

Bus services & local amenities close by. Several supermarkets within healthy walking distance

## A 3 bedroom detached chalet bungalow with separate 1 bedroom annexe close to amenities

- 3 Bedroom Chalet Bungalow
- All Newly Converted
- Drive through Carport/Ample Parking
- New gas C.H & Double Glazed
- Council Tax D
- 1 Bedroom Annexe
- Low maintenance Gardens
- Dual Occupation/Home & Income
- No Upward Chain
- Freehold

Guide Price £395,000

### SITUATION & AMENITIES

In a popular residential area, in the sought-after village of Bickington, within easy reach of all local amenities including schools, Barnstaple Centre and the A361 North Devon Link Road. The village of Bickington offers an excellent range of local amenities, shops and bus services, also within close proximity of the Regional Centre of Barnstaple which is just two miles to the East. Nearby there is the Roundswell Retail Park including Sainsburys, Lidl and Aldi supermarkets, which is 1 mile to the Southeast. The property is close to the Tarka Trail linking Braunton to Meeth, forming part of Devon's Coast to Coast cycling and walking route. Barnstaple is located on the banks of the rivers Taw and Yevo and houses the area's main business, commercial, leisure and shopping venues as well as live theatre and district hospital. The coast is easily accessible at the popular Estuary villages of Instow and Appledore as well as Westward Ho!. Further afield, Croyde and Woolacombe are within about half an hour's drive, as is Exmoor National Park. The North Devon Link Road is close by and runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway provides a fast service of trains to London, Paddington, in just over two hours. The nearest international airports are at Exeter and Bristol.

### DIRECTIONS

Leaving Barnstaple on the Bickington Road, cross straight over the Cedars roundabout. Continue in the direction of Instow and Bideford, pass a row of prestigious houses on your left, then a bus stop. Take the next left and turn in to Hopperstyle where the property can be found on the right hand side. There is a pedestrian gate accessing the side of the property or vehicular access off Bickington Road via double gates.

WHAT3WORDS ///mulls.recording.ozone

### SERVICES

All mains services connected, including new gas central heating system, water and electrics. According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>



## DESCRIPTION

A newly converted property which is ideal opportunity for those looking for a dual occupancy property or home and income. The Lodge is a detached chalet style property, the layout on the ground floor briefly comprises; Entrance hall, sitting room, kitchen/breakfast room, dining/family room, downstairs double bedroom and large bathroom. On the first floor is a small galleried landing/snug area, further double bedroom, single bedroom/study and shower room. At the front of the property is a walled, Mediterranean style courtyard, an ideal opportunity to create a 'pot garden' and for Al Fresco dining. At the rear is a level courtyard which could provide separate outside space for the annexe. The outside space has been designed with ease of maintenance in mind. The Old Workshop has its own private entrance from the carport and rear garden, the living/kitchen/dining space is open plan, a small inner lobby separated the double bedroom and shower room. There is ample parking and turning, covered carport with electric doors and a gated driveway.

The properties present brick and rendered elevations with new double glazing, beneath a tiled roof. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

## GROUND FLOOR

Tiled ENTRANCE HALL with galleried landing, stairs off to first floor (described later), boiler cupboard housing Ideal gas boiler and pressurised hot water cylinder, all newly installed. BEDROOM 1 with windows to side and rear, newly fitted carpets. Door off hallway into KITCHEN/DINER with window to front, newly installed Howdens kitchen with shaker style grey units, quartz style worktops, inset sink and drainer with mixer tap, integrated dishwasher and washing machine, spaces for range and American style fridge freezer. Archway through to family room and door to REAR PORCH with slate floor, door leading out rear garden. LIVING ROOM with window to rear, newly fitted carpet. BATHROOM opaque window to front, large panelled bath with mixer tap, separate tiled shower with glass shower screen, vanity unit with hand wash basin, mixer tap, tiled splashback, partly tiled walls, tiled floor, large heated towel rail, inset downlighting above shower, extractor fan.

## FIRST FLOOR

LANDING newly fitted carpets, Velux window. BEDROOM 2 dual aspect room with Velux window to front and rear, newly fitted carpets. BEDROOM 3/STUDY with Velux windows to rear, newly fitted carpets, some restricted headroom. SHOWER ROOM with Velux to front, newly fitted suite comprising tiled shower, dual flush WC, pedestal wash basin with mixer tap, fitted shelving unit with marble top and shelving, tiled floor, inset downlighting and extractor fan.

## OUTSIDE

The property can be accessed from Bickington Road via double gates which leads to electric garage door with parking and turning for multiple vehicles. Pedestrian access leading into COVERED CAR PORT and opening to REAR GARDEN with further parking, power, light and water supply connected. ENCLOSED WALLED COURTYARD with outside lighting, additional pedestrian access from Hopperstyle.

## THE OLD WORKSHOP

Accessed via the carport and additional door from rear garden. Open plan LIVING/KITCHEN/DINING ROOM with window onto carport, Howden's fitted kitchen units with cupboards, drawers, matching wall units, space for fridge and washing machine, cooker point, marble effect worktops, inset stainless steel sink and drainer with mixer tap. INNER LOBBY with doors off to BEDROOM with window to front, newly fitted carpets. SEPARATE SHOWER ROOM tiled floor, partly tiled walls, quadrant shower, pedestal wash basin with mixer tap, dual flush WC, heated towel rail, extractor fan.

## AGENTS NOTE

The property was previously part of an undertakers commercial premises before being extensively remodelled and redeveloped as the superb residential property it is today.

## LETTINGS

Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1243 sq ft / 115.4 sq m (excludes carport & void)  
 Limited Use Area(s) = 135 sq ft / 12.5 sq m  
 Annexe = 352 sq ft / 32.7 sq m  
 Total = 1730 sq ft / 160.6 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor / Annexe**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1159537



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

30 Boutport Street, Barnstaple,  
 Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833