

10, Highfield Close

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High Bickington, Umberleigh, EX37 9DS

In a timeless & tranquil village setting close to local amenities, school & open countryside

An exceptional detached residence sitting within extensive wrap-around gardens, set at the end of a quiet & private cul-de-sac

- 2828 sq.ft of accommodation
- 3 Bathrooms
- Cul-de sac location
- Detached games room/studio/office
- Council Tax Band G
- 5 bedrooms
- Large wrap around gardens
- Detached double garage & extensive driveway parking
- Village location
- Freehold

Guide Price £825,000







SITUATION & AMENITIES

High Bickington village offers a range of amenities including community shop, primary school, public house, Methodist Chapel and Church of England, active Community Centre, Post Office, community woodland, playparks/playing field, football, and cricket clubs, bus service etc. 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. Libbaton Golf Club is within a healthy walk or short drive. 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, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor and Dartmoor National Parks, are all within around 40 minutes by car.

DESCRIPTION

Offering around 2800 sq. ft of superbly presented accommodation, this exceptional family residence sits within extensive wrap-around gardens and features ample driveway parking for up to five vehicles, a double garage, and a separate converted garage - now arranged as a games room with a bedroom above. Occupying a prime position at the very end of an exclusive cul-de-sac, this home enjoys outstanding privacy while remaining within easy walking distance of the village centre, popular pubs, reputable schools, and local amenities.

ACCOMMODATION

The property is entered through a tiled porch that leads into a spacious open hallway with a striking galleried landing. From here, a fully tiled WC with sink and vanity unit sits alongside a useful storage cupboard. French doors open into the front sitting room, a bright space with a window to the front, a feature fireplace, and further French doors connecting to the dining room, which can also be accessed from the hallway. The dining room is generous in size and features sliding doors into the conservatory. This wonderful additional living space has a pitched slate roof with electric Velux windows and blinds, French doors to the garden, and lovely views, making it an ideal place to relax or entertain. A superb family and entertainment room offers further flexibility, while the office enjoys a front-facing window. The utility room provides built-in units, an inset sink, space for white goods, and access to the garden. The open-plan kitchen diner forms the heart of the home, fitted with modern units, a gas range master, two central islands, integrated appliances including a fridge freezer, dishwasher, and microwave, and a sink overlooking the garden. This sociable space flows seamlessly into the conservatory, creating an inviting hub for everyday living.

Stairs rise to a galleried landing, giving access to five double bedrooms. One double bedroom enjoys views of the garden, built-in wardrobes, and a shower ensuite with WC and sink. Another double bedroom sits nearby, while the principal bedroom suite offers a vaulted ceiling, a semi-arched feature window with front views, three double built-in wardrobes, and a luxurious ensuite with tiled floors and walls, twin sinks with fitted units, a modern freestanding bath, and a separate shower cubicle. Two further double bedrooms complete the accommodation, along with a beautifully finished family shower room featuring a double walk-in shower, full tiling, and a wc with sink and vanity unit.

OUTSIDE

The property is surrounded by extensive wrap-around gardens that have been beautifully designed to create an immaculate and exceptionally private outdoor setting. Several thoughtfully placed patio areas provide inviting spots for seating and entertaining, while large sweeping lawns are bordered by established trees, mature shrubs, and well-tended planting. A stocked pond with a stone-feature waterfall adds a tranquil focal point, complemented by a charming thatched roof gazebo which offers another peaceful place to sit and unwind. The garden also includes a shed, along with access to a double garage fitted with electric roller doors and a concrete base. Two additional garden sheds serve as useful workshop and storage spaces, and there is direct access from the garden to a rear lane, offering easy and convenient access to the village.

To the front is a gated entrance with parking for around 5 vehicles with access to the converted double garage which is a further versatile space currently housing a snooker table, though it could easily be reimagined as a gym, office, home studio, or even an annexe, depending on requirements. From here, pull-down stairs lead to an additional room with a bedroom area and a Velux window, offering useful extra accommodation or a private workspace. Adjacent to this is a detached double garage with electric roller doors.

SERVICES

All mains connected.
Gas central heating.

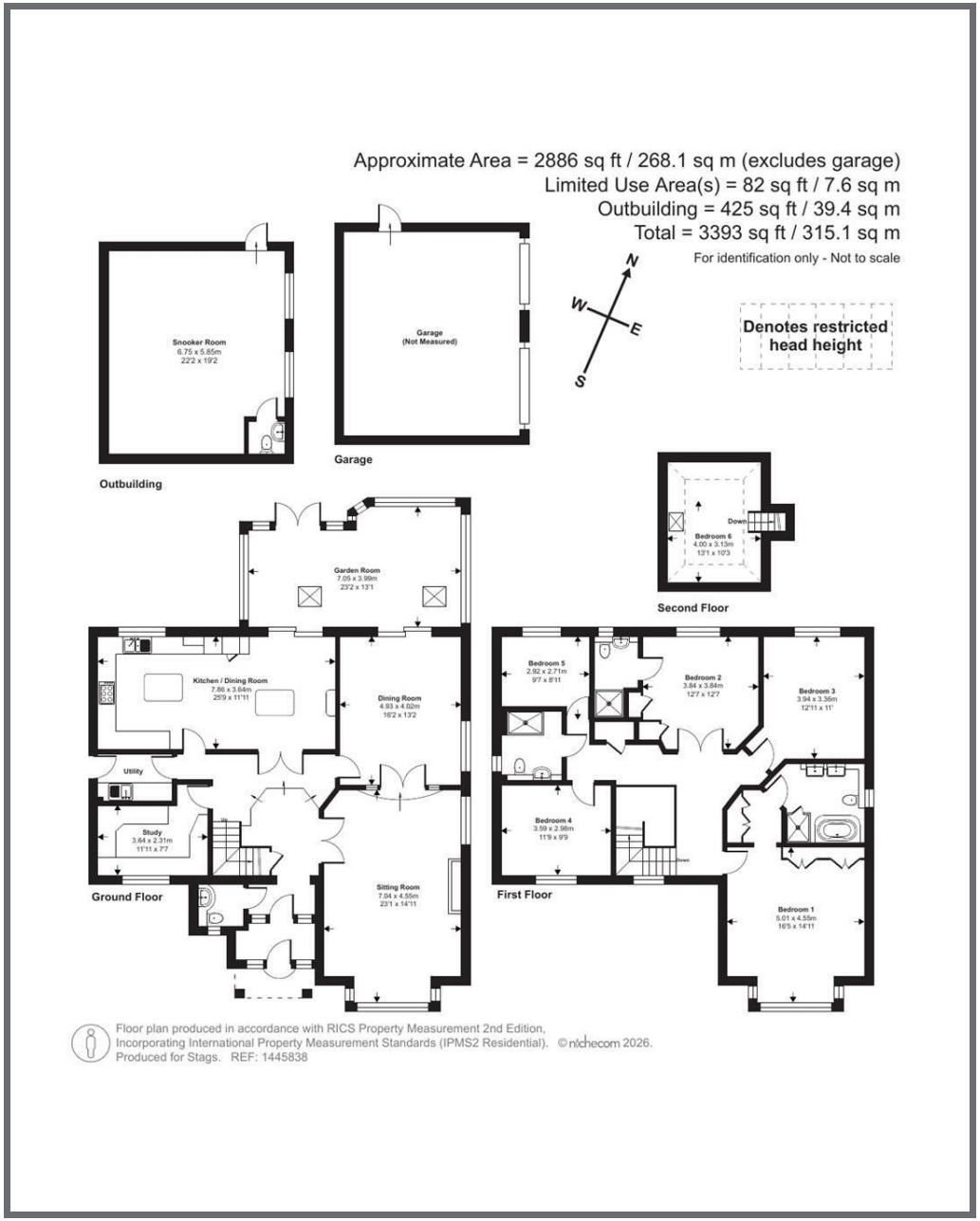


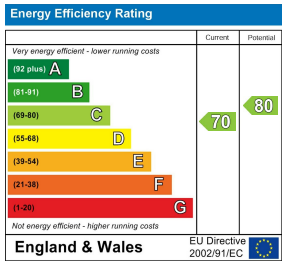




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