

Manor Cottage

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Bickleton, Barnstaple, EX31 3GG

Instow & Fremington - 1.5 Miles. Barnstaple centre - 4 Miles

Situated within a desirable hamlet surrounded by open countryside, this charming home enjoys a tranquil rural position & an idyllic setting

- Quiet Hamlet Location
- Close to Instow Beach
- Gardens & grounds of 0.75 acres
- High degree of privacy
- Ample parking & Bespoke Coach House
- Characterful Property
- Freehold
- Council Tax Band F

Guide Price £625,000

SITUATION & AMENITIES

In a timeless and tranquil hamlet enjoying unspoilt countryside views, yet just a few minutes drive from the local village of Fremington and the favoured coastal resort of Instow, as well as Bideford and Barnstaple. Fremington provides a good range of local amenities including shops, post office, medical centre and primary school. Instow offers further local amenities including village shop/delicatessen/post office, public house/restaurants, well regarded primary school, Yacht Club, cricket club and beach etc. The port and market town of Bideford has a wider range of amenities including shops, banks, schooling for all ages and supermarkets, this is about 5 miles. Barnstaple, the Regional centre, houses the areas main shopping, business and commercial venues as well as the North Devon leisure centre, Tarka Tennis centre and North Devon District hospital. Nearby there is access to the North Devon Link Road which provides access, in about 50 minutes, to Junction 27 of the M5 motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. North Devon's coastline with its famous sandy surfing beaches is about half an hour by car. There are a number of golf courses in the area including the oldest course in the land at Westward Ho! and Championship links courses at Saunton.







DESCRIPTION

Manor Cottage is a charming country home situated within a small and sought-after hamlet, enjoying a peaceful rural setting whilst remaining conveniently positioned just a short drive from Barnstaple town centre and only 1.9 miles from the highly desirable coastal village of Instow. Set within approximately 0.75 acres of gardens - including a small orchard, the property offers spacious and well-presented accommodation. Approached via an attractive private gated driveway with bespoke coach house, Manor Cottage enjoys an excellent degree of privacy along with attractive gardens and grounds that complement its idyllic setting.

ACCOMMODATION

A reception porch provides a practical entrance space before opening into the main reception hall. The sitting room is a particularly welcoming space, centred around a large fireplace with a wood-burning stove, creating an ideal environment for cosy evenings. Adjoining this is a generous dining room, perfectly suited to family gatherings and entertaining. The recently fitted kitchen has been thoughtfully designed with a range of modern wall and base units, integrated oven and hob, sink unit and space for further appliances. The kitchen enjoys views over the rear garden and provides access to a utility room, a Ground Floor WC and the outside space. The current owners have reconfigured the layout to create an impressive triple-aspect living room, flooded with natural light and offering ample room for relaxation and entertaining, with doors opening directly onto the rear garden.

On the First Floor are four well-proportioned double bedrooms - each benefitting from an open outlook to the front. The principal bedroom is particularly noteworthy, featuring a balcony and a beautifully appointed en uite shower room with walk-in shower, wc and twin wash hand basins. A four-piece family bathroom and separate WC complete the First Floor accommodation.

OUTSIDE

The property is approached through private gates leading to a bespoke timber coach house providing covered parking for two vehicles. A further parking area offers space for a camper van, boat or additional vehicles, while the sweeping driveway provides extensive parking and turning.

The front garden is predominantly laid to lawn and incorporates a small orchard, creating an attractive and usable outdoor space. To the rear, the gardens are of an excellent size and are mainly laid to lawn, enjoying a delightful open outlook across the surrounding countryside. A useful timber outbuilding provides covered storage for garden machinery and maintenance equipment, completing what is a highly attractive and versatile outdoor environment.

SERVICES

Mains electricity.
Private water (borehole)
Private drainage
Oil fired central heating

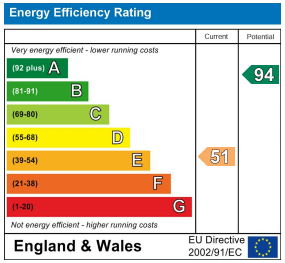






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