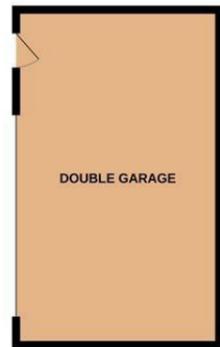
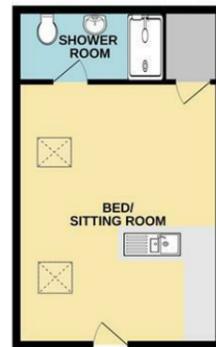
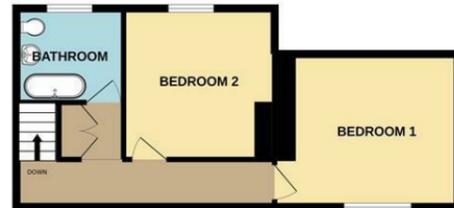


GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



2 BICKLETON COTTAGES, NR INSTOW, EX31 3GG  
TOTAL FLOOR AREA: 1595 sq.ft. (148.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 3 Bed House with Annexe

2 Bickleton Cottages Bickleton, Nr Instow, Barnstaple, Devon, EX31 3GG

Asking Price

**£485,000**

- Individual Cottage & Rental Unit
- Manageable Gardens
- No Onward Chain
- Spacious Accommodation
- Large Double Garage & Ample Parking
- Close To The Coast
- Immaculately Presented Throughout
- Quiet Semi-Rural Location
- Viewing Highly Recommended

### Directions

From Instow head up Rectory Lane towards Bickleton, passing the school and church. Continue on this road without deviation for approximately 1.5 miles into the hamlet. The cottage will then be found almost immediately on the right hand side with a parking space at the front. A short distance further and on the left hand side is the garage & New Barn Loft where ample off-road parking will be found.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance

**Kitchen/Breakfast Room**  
4.07m x 3.39m (13'4" x 11'1")

**Sitting Room**  
5.73m x 4.41m (18'9" x 14'5" )

### Utility Room

### Shower Room

### First Floor

**Bedroom One**  
4.51m x 3.42m (14'9" x 11'2")

**Bedroom Two**  
3.76m x 3.17m (12'4" x 10'4" )

### Bathroom

### Outside

### Annexe (New Barn)

**Kitchenette/Bed-Sitting Room**  
5.84m x 4.50m (19'1" x 14'9" )

### Shower Room

### Outside

**Double Garage**  
7.45m x 4.50m (24'5" x 14'9" )

### Agents Note

### Holiday Let Potential

### Viewings

## Overview

Tucked away in the peaceful hamlet of Bickleton, this is the kind of setting that reminds you why North Devon is so special. Surrounded by rolling Devon countryside yet wonderfully well-connected, Bickleton offers a genuine sense of rural tranquillity without the feeling of being off the beaten track. Just a mile down the road, the delightful village of Instow is one of North Devon's most cherished coastal villages, a place where the Taw and Torridge estuaries meet in a truly stunning setting. With its sandy beach, popular sailing club, seafront café and the much-loved pubs, Instow has an easy, unhurried charm that never grows old. Morning walks along the estuary, afternoon ice creams on the beach and sundowners watching the boats drift by, life here has a wonderful rhythm to it. The Tarka Trail runs right through the village too, connecting walkers and cyclists to Barnstaple in one direction and Bideford in the other, through some of North Devon's most beautiful estuary scenery. The market town of Barnstaple with its wide range of shops, schools, restaurants and leisure facilities, is just a short drive away, and when the surf calls, the world-famous beaches of Croyde, Saunton and Putsborough are all within easy reach. This is a corner of North Devon that truly offers the very best of everything.

## Outside

**SERVICES:** Cottage: Electric Heating - underfloor to the ground floor, well-fed water (Borehole feed from next door available), septic tank drainage, mains electricity.

**New Barn Loft:** Borehole water, sewage treatment plant, mains electricity.

**EPC:** E & C

**TENURE:** Freehold.

**COUNCIL TAX BAND:** C

**LOCAL AUTHORITY:** North Devon District Council.

## Services

Type your text here

## Council Tax band

C

## EPC Rating

F

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

