

# A Charming & Characterful Cottage

Steps Cottage Quarry Road, High Bickington, UMBERLEIGH, Devon,  
EX37 9AY

Asking Price

£395,000









# A Wonderful Location Within A Sought After Village

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Situated in a quiet and secluded spot at the outskirts of the highly esteemed village of High Bickington lies Steps Cottage, an epitome of traditional charm with its part thatched roof which was newly completed in December 2023 and believed origins tracing back to the 16th century. Over time, it has been expanded to offer more space, including a bright and airy kitchen/breakfast room boasting views of the picturesque garden and countryside beyond.

The distinctive charm and allure of the property is accentuated by its various levels, with a welcoming yet snug sitting room featuring a fireplace and wood burning stove. Ascending from here, one reaches the dining room equipped with a gas-powered Range stove for cooking, central heating, and winter warmth. The property also benefits from having sun-user roof panels, which supply free hot water. Further steps lead to the bedrooms, while adjacent to the dining room lies access to the kitchen, bathroom, rear porch, utility area, and a versatile office/occasional bedroom offering a charming garden view.

On the upper floors, two spacious double bedrooms await, while a delightful circular staircase leads to the master bedroom and its en-suite shower room. Outside, the property boasts a practical covered carport for off-road parking, with steps ascending from the lane to the back door of the cottage. Beyond lies a charming lawned garden bordered by mature hedges and adorned with two handy storage sheds. From here, one can admire the scenic vistas of the surrounding countryside, including the community-owned woodland, perfect for leisurely strolls and nature exploration, particularly for dog owners.

Being so full of character and charm Phillips, Smith & Dunn do advise a viewing at your earliest convenience.



# DETAILS

Steps Cottage is situated in the sought after village of High Bickington and in the heart of the spectacular North Devon countryside. The village itself offers primary school, two popular pubs, a new community hall and development, post office, doctors surgery, playing fields with cricket and football clubs and nearby golf club at Libbaton. The towns of South Molton, Barnstaple and Torrington are all within easy travelling distance with Barnstaple Town Centre, the regional and administrative centre of North Devon approximately 9 miles away and Umberleigh train station being only 2 miles way.

Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 20 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



**Sitting Room 5.89 x 4.22 (19'3" x 13'10")**

**Dining Room 5.00 x 3.63 (16'4" x 11'10")**

**Kitchen/Breakfast Room 5.23 x 3.52 (17'1" x 11'6")**

**Utility Room 3.65 x 1.55 (11'11" x 5'1")**

**Bathroom**

**Bedroom 1 3.99 x 2.95 (13'1" x 9'8")**

**En-Suite**

**Bedroom 2 4.37 x 2.72 (14'4" x 8'11")**

**Bedroom 3 3.45 x 3.15 (11'3" x 10'4")**

**Office/Bed 4 3.76 x 1.70 (12'4" x 5'6")**

**Car Port 6.20 x 3.59 (20'4" x 11'9")**



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**







The delightful lawned garden of Steps Cottage is a true bonus, encompassed by flourishing, mature hedges that lend a sense of privacy and tranquility. Within this idyllic outdoor space, two practical storage sheds stand ready to accommodate gardening tools, outdoor furniture, or any other essentials, ensuring a neat and organized environment. As you wander through the garden, soaking in the peaceful ambiance, your gaze is drawn to the lovely views of the surrounding countryside. with rolling hills stretching out in the distance.

Whether you're enjoying a leisurely afternoon tea on the patio, tending to the vibrant blooms in the flower beds, or simply basking in the warmth of the sun, the garden of Steps Cottage offers a delightful space



## DIRECTIONS

Upon entering High Bickington from Barnstaple, follow the road all the way through the village until reaching the right hand turning signposted 'Back Lane' and turn in here, follow this charming lane a short distance until reaching the chapel on the right and take the left hand turning opposite and Steps Cottage will be immediately seen on the left hand side. PLEASE NOTE SAT NAV WILL TAKE YOU TO THE PUB INSTEAD OF THE COTTAGE.



## VIEWING

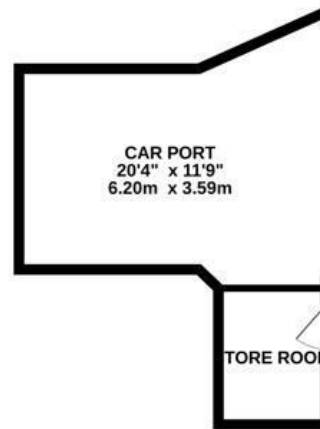
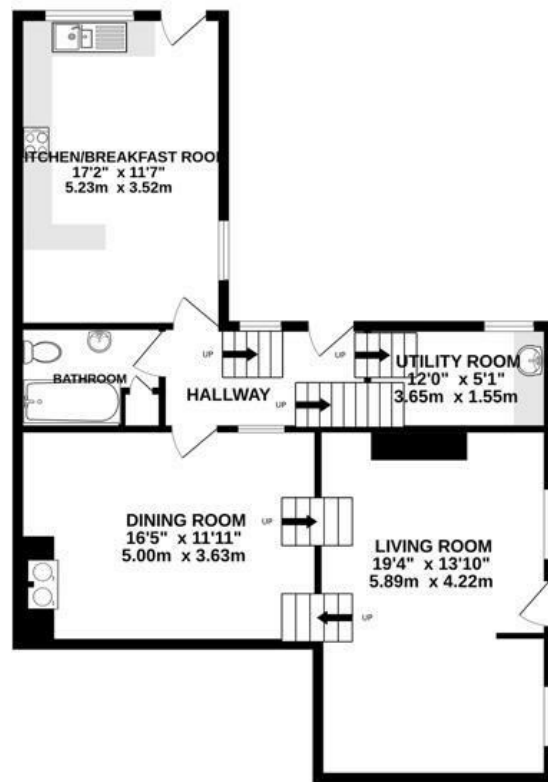
By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



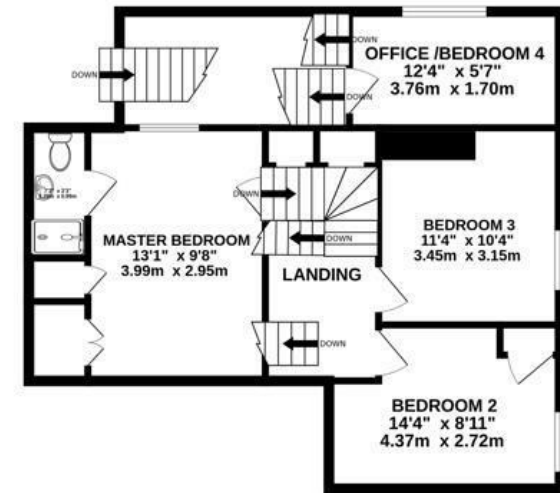




GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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