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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Directions

Head out of town up Sticklepath Hill, heading straight over the roundabouts onto Bickington Road heading towards Instow. Take the third right turn onto North Lane then left onto Woolmers Field and number 4 is situated on the left hand side a short distance.

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3 Bed House

4 Woolmers Lane North Lane, Bickington, Barnstaple, EX31 2FJ

Guide Price

£375,000

- Large 3 Double Bedroom House [Sqft of a 4 bed]
- Spacious Modern Open Plan Kitchen
- Bifold Doors Onto Rear Garden
- Walled Private & Sunny Garden
- Excellent Parking for 4/5 Cars + Garage
- Remainder of NHBC Warranty
- No Onward Sales Chain
- MUST BE VIEWED!

Overview

Situated within the highly sought after Woolmers Field development and constructed by the well regarded Mazzard Homes, this impressive nearly new three double bedroom family home is offered to the market with no onward chain and benefits from the remainder of its 10-year NHBC warranty.

Offering accommodation more commonly associated with many four bedroom homes, the property provides generous living space throughout, making it ideal for growing families and those seeking room to entertain. The welcoming entrance hall creates an excellent first impression, featuring a convenient ground floor cloakroom, useful understairs storage and staircase rising to the first floor.

A particular highlight of the home is the stunning open-plan kitchen/dining space. Designed with modern family living in mind, this beautifully proportioned room offers an abundance of space for cooking, dining and socialising. Whether hosting dinner parties, entertaining friends or enjoying everyday family life, the kitchen provides the perfect hub of the home with ample room for both practical living and relaxed gatherings. The spacious lounge is equally impressive, flooded with natural light from three windows and offering a comfortable and inviting space to relax. In addition, the entire ground floor of the property also benefits from having underfloor heating.

To the first floor are three exceptionally generous double bedrooms, with the overall square footage comparable to many four-bedroom properties. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising a modern white suite with panelled bath and shower over, wash hand basin and WC.

Externally, the property enjoys a private walled rear garden, creating an attractive and secure outdoor space. To the rear, there is a large driveway providing ample off-road parking in addition to a single garage, offering excellent storage and practicality aswell as a car charging point. The property also benefits from having solar panels helping to improve energy efficiency and reduce running costs.

Combining spacious accommodation, a superb entertaining kitchen, excellent parking facilities and a desirable modern development location, this is a wonderful opportunity to acquire a stylish and spacious family home ready to move straight into.

Some of the photos used contain AI/CGI content and have been dressed in a way to showcase the rooms to their best ability. Please contact an agent for more information on this.

Services

Type your text here

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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

Outside

Bickington is one of North Devon's most desirable residential villages, offering the perfect balance of countryside surroundings and everyday convenience. Situated on the outskirts of Barnstaple, residents enjoy a peaceful village atmosphere while remaining within easy reach of the region's principal town. The village itself benefits from a range of local amenities including a popular primary school, village inn, convenience stores and community facilities, making it an excellent choice for families and professionals alike.

For those who enjoy an active outdoor lifestyle, the renowned Tarka Trail is easily accessible, providing miles of scenic walking and cycling routes through some of North Devon's most beautiful countryside and estuary landscapes. Barnstaple town centre is just a short drive away and offers an extensive range of shopping, leisure and educational facilities, along with rail links to Exeter and beyond. The stunning North Devon coastline is also within easy reach, with the award-winning sandy beaches of Saunton Sands, Croyde and Woolacombe all readily accessible, offering some of the finest surfing, coastal walks and seaside scenery in the South West.

Room list:

Hall

Kitchen Diner
5.83 x 3.79 (19'1" x 12'5")

Lounge
3.56 x 3.83 (11'8" x 12'6")

First Floor

Bedroom 1
4.07 x 3.79 (13'4" x 12'5")

Ensuite

Bedroom 2
3.56 x 3.14 (11'8" x 10'3")

Bedroom 3
3.56 x 2.56 (11'8" x 8'4")

Bathroom

Garage