

# Superb 4 Bedroom Detached Residence

9 Higher Cross Road, Bickington, Barnstaple, EX31 2LD

Asking Price

£620,000



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# Enviably Position In A Sought After Location

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Situated in the convenient and popular area of Bickington, Barnstaple, this delightful residence on Higher Cross Road enjoys a desirable setting in arguably the largest plot on the development approx 0.25 of an acre, that blends convenience with tranquillity. The property features spacious, versatile living accommodation, making it well-suited for families or those seeking a peaceful retreat from the hustle and bustle of daily life.

Step inside to discover a well-designed, generously proportioned layout that caters to the demands of modern living. Light-filled, airy rooms flow seamlessly throughout the home, offering versatility and comfort in equal measure.

On the ground floor, a spacious dual-aspect sitting room provides an inviting space for relaxation, complemented by a separate study or additional reception room—ideal for home working or quiet retreat. A convenient WC is also located on this level. The dual-aspect dining room opens into a well-equipped kitchen/breakfast room, complete with a range of units and ample worktop space. From here, a door leads to the utility area, which provides access to the integral double garage. Adjacent to the garage is a flexible-use studio, perfect as a home office, hobby room, or potential guest accommodation.

Upstairs, the first floor hosts four generously sized bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom to serve the remaining rooms. This well-balanced layout ensures space and privacy for every member of the household.

Homes in this sought-after location rarely become available, Whether you're searching for a place to grow a family, enjoy retirement, or simply take advantage of the peaceful surroundings, this home presents an excellent opportunity. Don't miss the chance to make this delightful property your own—early viewing is highly recommended to fully appreciate everything it has to offer.

# DETAILS

Higher Cross Road is a very desirable cul-de-sac and is situated in the sought after village of Bickington. Bickington caters well for everyday needs with amenities which include Bickington stores/post office, a public house and hairdressers with a new primary school nearby as well. A regular bus services operates within the area with frequent connections to and from the town. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yevo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

Services - Mains electric, water and drainage.  
Gas fired central heating.

Council Tax - F

EPC rating - TBA

## VIEWING

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



### Entrance Hall

**Sitting Rom 6.12 x 4.01 (20'0" x 13'1")**

**Study 4.01 x 2.37 (13'1" x 7'9")**

### WC

**Dining Room 3.37 x 3.37 (11'0" x 11'0")**

**Kitchen/Breakfast Room 4.38 x 2.95 (14'4" x 9'8")**

**Utility Room 5.17 x 1.58 (16'11" x 5'2")**

### Studio

**Bedroom 1 4.43 x 4.00 (14'6" x 13'1")**

### En-Suite

**Bedroom 2 4.43 x 2.98 (14'6" x 9'9")**

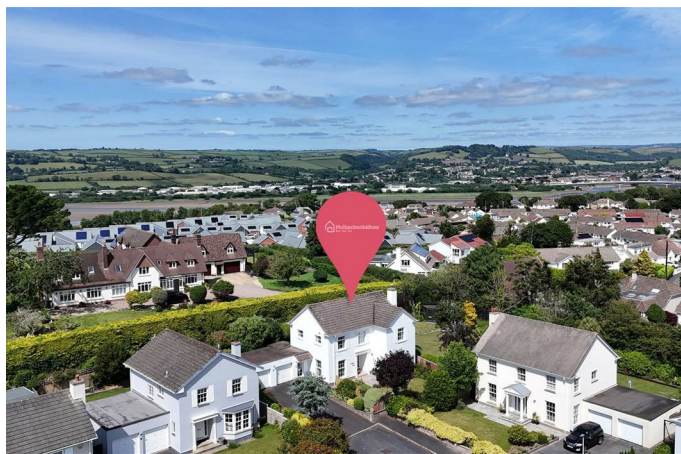
**Bedroom 3 3.38 x 2.98 (11'1" x 9'9")**

**Bedroom 4 3.45 x 2.27 (11'3" x 7'5")**

**Double Garage 5.50 x 5.01 (18'0" x 16'5")**

**Family Bathroom 4.03 x 4.00 (13'2" x 13'1")**





The approach to the home is marked by a wide and deep driveway providing ample off road parking that leads to the double garage which has light and power connected. The beautifully maintained gardens that gracefully wrap around the property, creating a truly welcoming first impression. These lush, landscaped grounds are thoughtfully designed to complement the home's character, enhancing its overall aesthetic and providing an oasis of calm and privacy.

Mature shrubs, seasonal blooms, and well-kept lawns create a picturesque setting that can be enjoyed throughout the year. The gardens offer a variety of tranquil spaces—whether it's a quiet corner for reading, a sunny patio for morning coffee, or a shaded spot for afternoon tea. The expansive lawn is perfect for children to play safely, while the surrounding greenery offers a sense of seclusion and connection to nature.

For those who enjoy entertaining, the outdoor space is ideal. Imagine hosting summer barbecues, garden parties, or simply dining al fresco with friends and family as the sun sets over the trees. There is ample room for seating areas, planters, or even the addition of a greenhouse or garden studio, subject to any necessary consents.

Whether you're seeking a peaceful retreat, a vibrant entertaining area, or a safe haven for children and pets, these gardens provide a wonderfully adaptable space that caters to every lifestyle.



## DIRECTIONS

Head out of Barnstaple in a westerly direction. Head through Sticklepath and up to 'Cedars Roundabout' proceed straight across (second exit) towards Bickington. Proceed along this road taking the second right into Higher Cross & Lower Cross Road. Proceed into the Belmont estate taking the first right into Higher Cross Road. Number 9 is at the top on the right.



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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



GROUND FLOOR



1ST FLOOR



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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