



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 Cottage - Semi

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

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or email 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

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.

Services

Type your text here

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

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