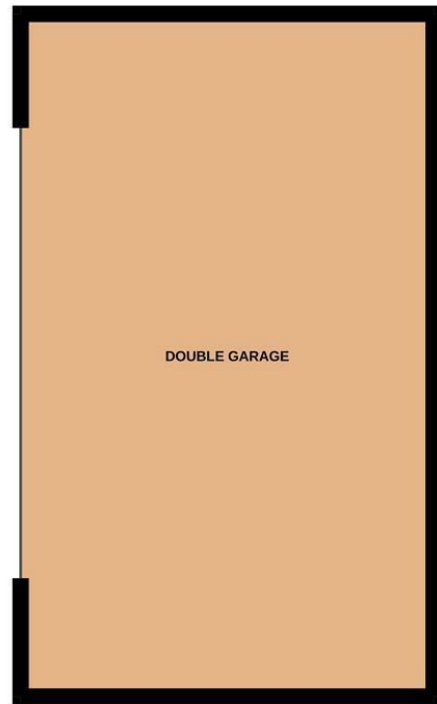
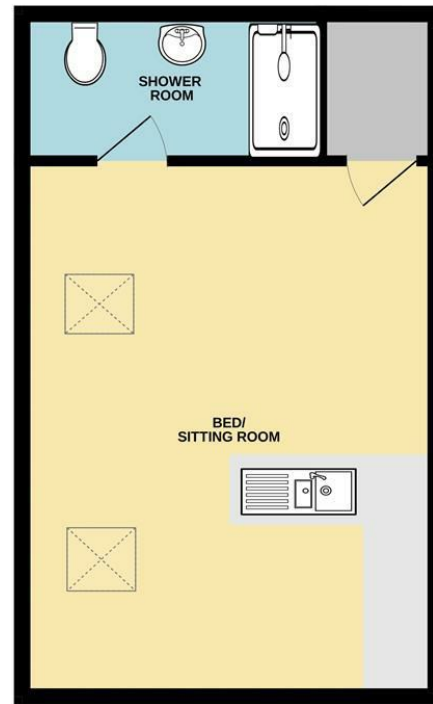


GROUND FLOOR



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. The 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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## 1 Bed Coachhouse

New Barn Bickleton, Nr Instow, Barnstaple, Devon, EX31 3GG

Guide Price

**£190,000**

- Viewing Highly Recommended
- One Bedroom Coach House
- Clos To the Coast
- Large Double Garage & Ample Parking
- No Onward Chain
- Quiet Semi-Rural Location

### 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. A short distance further and on the left hand side is New Barn where ample off-road parking will be found.

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## Room list:

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

**Shower Room**

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

**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: Borehole water, sewage treatment plant, mains electricity.  
EPC: C

TENURE: Freehold.  
COUNCIL TAX BAND: C  
LOCAL AUTHORITY: North Devon District Council.

## 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  
01271 327878

