



**Dragon Cottage**    Price Guide £282,500  
Mill Road, High Bickington, Umberleigh, Devon EX37 9AZ



A charming period, 3 bed cottage, recently re-decorated, carpeted and presented to a high standard. Centrally located within this popular North Devon village, this property offers surprisingly spacious and adaptable accommodation, particularly on the ground floor, which has 4 rooms, which includes a cosy sitting room with multi fuel stove, in addition to the kitchen. On the first floor the main bedroom has a large en-suite bathroom with a "roll top bath", 2 further bedrooms and a shower room. The windows are double glazed and there is gas fired central heating. Outside there is a pretty and sunny rear garden laid to grass, boiler/storage room (recent boiler) and private parking space.

High Bickington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering local facilities that include a village shop and post office, primary school, doctors surgery, church, two public houses and a range of sports clubs and societies. Just a short distance from High Bickington there is an 18 hole golf course at Libbaton. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh (3 miles), provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road.



### Arched Entrance Porch

With half glazed door opening to:

### Living Room

**14' 2" (4.32m) x 11' 5" (3.47m)**

Stone fire place with fitted 8kw multi burning stove, slate hearth, radiator. Arch to

### Family Room/Study

**12' (3.64m) x 9' (2.73m)**

Radiator

### Kitchen

**12' 0" (3.66m) x 9' 3" (2.82m)**

Fitted with a range of cream fronted units with metal furnishings comprising 1.5 bowl enamel sink unit with mixer tap, base and wall storage cupboards, rolled edge work surfaces, integrated NEF oven with gas hob over and extractor canopy above. Feature stone fire place, under stairs storage cupboard with shelving, integrated dish washer, inset ceiling spot lights, radiator. Door opens to:

### Dining Room

**11' 4" (3.45m) x 8' 2" (2.48m)**

Beamed ceiling, corner fitted spot lights, half glazed door to outside, radiator. Door opens to:

### Storage Room

**8' 5" (2.57m) x 6' 1" (1.86m)**

Plenty of power points, opening through to:

### Utility Room

**7' 11" (2.42m) x 9' 9" (2.98m) max**

Fitted with stainless steel sink unit, cupboard under, plumbing for washing machine, radiator, stable door to outside. Door to:

### Cloak Room

Comprising low flush WC

### First Floor Landing

Radiator

### Bedroom 1

**14' (4.25m) x 9' 3" (2.82m)**

Built in double wardrobe cupboard with hanging rail, radiator, hatch to loft space. Door opens to:

### En-Suite Bathroom

**11' 2" (3.41m) x 8' 5" (2.56m)**

White suite comprising of feature roll top bath on claw feet with mixer tap and hand shower attachment, low flush WC, pedestal hand wash basin, part tiled walls, radiator, exposed ceiling beams, shaver light

### Bedroom 2

**14' 3" (4.35m) x 8' 8" (2.64m)**

Radiator, views to the front towards the church spire, original cast iron fire place.

### Bedroom 3

**8' 11" (2.73m) x 8' 11" (2.72m)**

Views to the front towards the church, radiator.

### Shower Room

Comprising modern white suite of low flush WC, pedestal hand wash basin, mixer tap, shower cubicle with glazed screen, shaver light, chrome heated towel ladder, part tiled walls, airing cupboard hot water tank.

### Outside

Directly to the side of the property is a courtyard area with door to useful storage room housing newly fitted Worcester gas boiler (Dec19) for central heating with light and power. Steps up from the courtyard lead to the:

### Garden

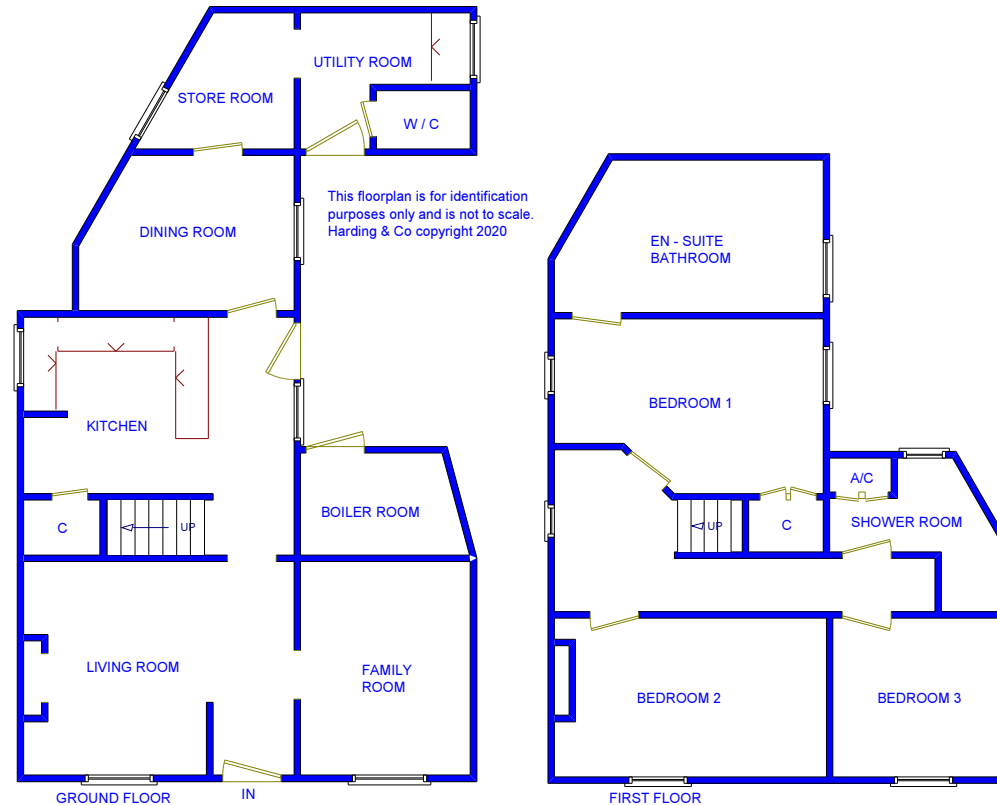
Comprising of a shingled sitting area to the front, the remaining rear garden is laid to grass and is enclosed by fencing or high stone walling, and a shingled sitting area.

**Services:** All mains services connected. Gas CH, double glazed windows

**Energy Performance Certificate:** D

**Council Tax Banding:** D

**Directions:** Leave Barnstaple on the A377 towards Exeter. After some miles, turn right signposted to Atherington. In the village follow the signs to High Bickington. Travel through the village and after passing the pub on your left turn sharp right back into the High Street. Proceed down the high street towards the school at the bottom and follow the road around to the right where Dragon Cottage will be found on the right hand side.



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