

STAGS

22, Fairways View

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High Bickington, Umberleigh, EX37 9BZ

High Bickington Village - walking distance. Barnstaple, South Molton, the Coast, & mainline trains - all about 30 minutes away

Attention golfers! - A dream opportunity to acquire an immaculate 3 bedroom detached residence backing onto a superb rural golf course

- Wonderful position
- Secluded gardens
- Walking distance to the clubhouse
- Council Tax Band E
- Very well presented
- Off-road parking
- Exclusive development of 30 houses
- Freehold

Guide Price £425,000

SITUATION & AMENITIES

Fairways View forms part of an exclusive development of 30 properties at the rear of the wonderful Libbaton Golf Club, less than a mile or so from the centre of the village of High Bickington, which offers local shops including Post Office, primary school, leisure centre and village hall. The A377 is but a short drive away with access to Barnstaple or Exeter. Also on the A377 there is a petrol station/small supermarket on the outskirts of Umberleigh. Umberleigh itself - where there is a mainline train service to both Barnstaple and Exeter - is less than 15 minutes by car. Barnstaple, South Molton and Torrington are all less than ½ an hour away and offer a good range of shopping facilities, amenities and schooling. As far as Barnstaple is concerned, there is also the Pannier Market and District Hospital. At both Barnstaple and South Molton there is access to the A361 North Devon Link Road which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and at Tiverton Parkway nearby there is a fast service of trains to London Paddington in just over 2 hours. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.







DESCRIPTION
An attractive detached three-bedroom home offering bright, well-presented accommodation, complemented by delightful secluded gardens and off-road parking for three vehicles. For those with an interest in golfing pursuits, the 18 hole course is a stones throw away, with the Club House also acting as a restaurant and bar. All traffic for the golf course terminates at the car park nearest the Club House, well before Fairways View, ensuring the surroundings remain exceptionally peaceful.

ACCOMMODATION
The entrance hall features engineered oak flooring and a staircase with a glass balustrade, with the flooring flowing seamlessly into the kitchen–diner. The kitchen offers a modern, handle-less range of units, two Bosch eye-level ovens, Bosch fridge and freezer, Bosch microwave, wine cooler, induction hob, and dishwasher, all positioned to enjoy views over the garden.

A separate utility room provides additional built-in units, space for white goods - including a newly installed Bosch washing machine, an inset sink, and a door to the garden. A ground-floor WC is also located off the hallway. The living room continues the same flooring, features a woodburner, enjoys views to the front, and connects to the dining room via glass French doors. The dining room in turn opens to the garden through further French doors.

Carpeted stairs lead to the first floor, where you'll find three double bedrooms with built-in wardrobes with the principle room also benefitting from a modern ensuite including a bath with shower attachment, WC, and vanity unit. The family bathroom offers tiled flooring, a jacuzzi bath, separate shower enclosure, WC, and vanity unit.

OUTSIDE
The off-road parking and garage sit across the road from the property and can accommodate three vehicles. The front features well-stocked planting beds, a manicured lawn with seating, and a central pathway with steps leading to the front door. There is also side access connecting to the rear garden.

To the rear, the garden is beautifully presented, private, and wraps around the back of the property. It includes a patio terrace, a level lawn, and mature trees and shrubs interspersed throughout. Well-stocked flower beds and borders add colour and structure, complemented by a charming summer house. The garden is fully enclosed by fencing, offering excellent seclusion and privacy, and enjoys a desirable outlook backing onto the 18th fairway.

SERVICES
Mains electricity, gas and water. Drainage to the shared Estate sewage treatment plant. Central heating is gas fired.
There is an annual charge of £400 which covers the cost of road maintenance and a proportion of the sewage treatment plant cost.

AGENT NOTES
Membership of the Golf Club is free for the owners of the property.

Libbaton Golf Club and its environment can be viewed in more detail via their website: http://www.libbatongolfclub.co.uk



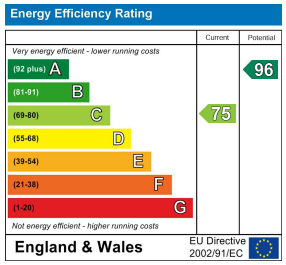




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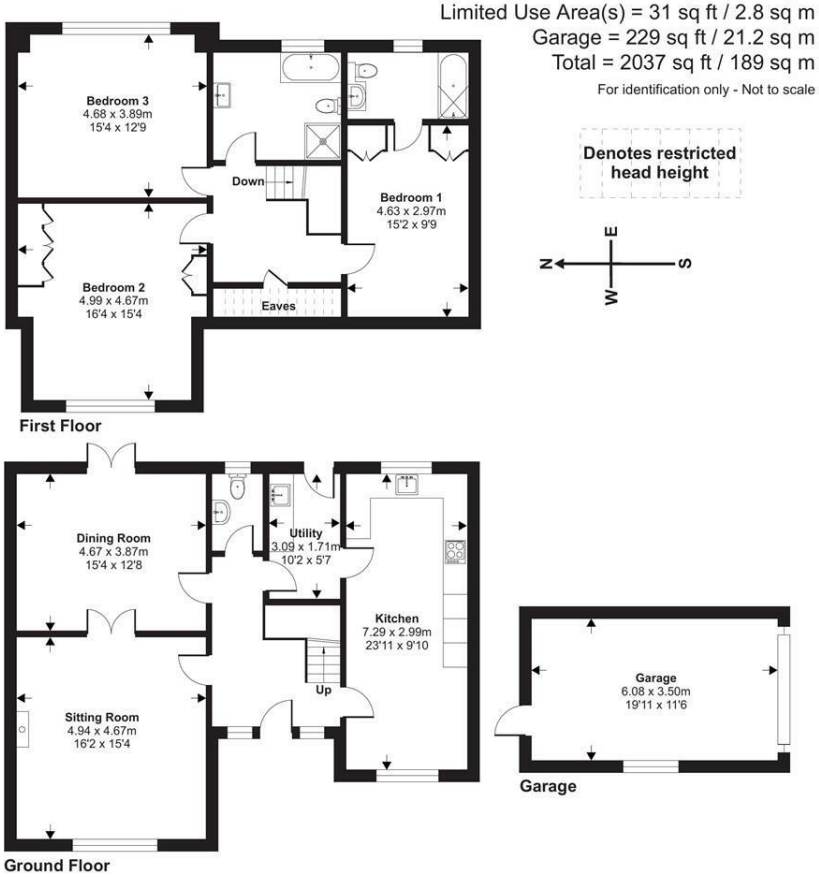


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Approximate Area = 1777 sq ft / 165 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Garage = 229 sq ft / 21.2 sq m
Total = 2037 sq ft / 189 sq m
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1483634