

gth



DOBBS HOUSE

High Bickington, Devon



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High Bickington - Umberleigh - Devon - EX37 9BH

Dulverton 6.3 miles; South Molton 10.1 miles; Tiverton 14.1 miles; M5 motorway (J27) 19.7 miles; Barnstaple 20.6 miles; Exeter 28.6 miles

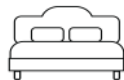


A substantial and versatile detached edge of village residence offering spacious and adaptable 5/6 bedroom accommodation incorporating an annexe, together with useful garaging/workshops, ample parking, attractive gardens and an adjoining paddock. In all, the property extends to approximately 1.58 acres.

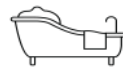
Freehold Guide Price £725,000



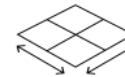
3



6



2



180.7 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

A substantial detached edge of village residence offering spacious and adaptable 5/6 bedroom accommodation incorporating a self contained annexe, together with useful garaging/workshops, ample parking, attractive gardens and an adjoining paddock. In all, the property extends to approximately 1.58 acres.

DESCRIPTION

Occupying a delightful rural position on the edge of the sought-after village of High Bickington, Dobbs House is an impressive and highly versatile country residence set within attractive gardens and grounds, enjoying far-reaching views across its own paddock and the surrounding Devon countryside. This substantial home offers an exceptional opportunity for those seeking space, flexibility and a tranquil lifestyle, whilst remaining conveniently positioned for local amenities and transport links.

Approached via a private driveway and set back from the road, the property enjoys a wonderful sense of privacy and seclusion. A generous parking and turning area provides ample space for numerous vehicles and gives access to an integral garage/workshop. A separate gated entrance from the adjoining lane offers further access to the grounds, paddock and a substantial detached garage/workshop, making the property particularly appealing to those with equestrian interests, hobbies requiring additional storage, or those seeking extensive workshop facilities. The beautifully established gardens and grounds are a particular feature of the property, enclosed by mature hedging and thoughtfully arranged to create a peaceful and private setting. Sweeping lawns, colourful planting, and the adjoining paddock combine to provide an idyllic backdrop, while the uninterrupted views over neighbouring farmland enhance the property's superb rural appeal.

Internally, the accommodation is both spacious and incredibly adaptable. An open-fronted porch welcomes you into a central





entrance hall, from where the impressive dual-aspect sitting room immediately impresses. This elegant reception room enjoys an abundance of natural light and centres around a charming stone fireplace with timber mantel and wood-burning stove, creating a warm and inviting atmosphere. Across the hall, a comfortable family room provides additional living space and flows through to the well-equipped kitchen/breakfast room. The heart of the home, the kitchen/breakfast room, is fitted with an extensive range of wall and base units and features an integrated fridge/freezer, Rangemaster Class Deluxe induction range cooker and quality work surfaces. A practical boot room, utility room and rear porch provide excellent everyday functionality, while a cloakroom serves the ground floor. A bright dual-aspect music room enjoys direct access to the courtyard and offers endless possibilities as a studio, home office, playroom or additional reception room. Completing the ground floor is a formal dining room, perfectly positioned to enjoy views over the gardens and ideal for entertaining family and friends.



The first floor offers four well-proportioned bedrooms arranged around a galleried landing. The principal bedroom is a particularly attractive room with extensive built-in wardrobes, while two further double bedrooms also benefit from fitted storage. A fourth bedroom provides ideal guest accommodation. Serving the main house is a generously sized family bathroom fitted with a bath, separate shower, WC and wash hand basin. A standout feature of Dobbs House is its self-contained annexe, offering tremendous flexibility for multigenerational living, dependent relatives, guest accommodation or potential supplementary income, subject to any necessary consents. Connected to the main house via a secure internal door, yet capable of functioning independently, the annexe comprises a light-filled dual-aspect sitting room with wood-burning stove, a spacious double bedroom with built-in wardrobe, shower room, and a fitted kitchen. It also benefits from its own external access, enhancing its practicality and independence.



Combining substantial accommodation, excellent ancillary facilities, extensive parking, workshops, private gardens and a paddock, Dobbs House represents a rare opportunity to acquire a distinguished country home capable of accommodating a wide variety of lifestyles and requirements. Offering both charm and versatility in equal measure, it is a property perfectly suited to modern family living in a picturesque Devon setting.

For approximate room dimensions and layout please refer to the enclosed floorplan.

OUTSIDE

The property is approached via a pull-in driveway providing parking for two to three vehicles and access to the integral garage. A timber gate and path lead to the front of the house, where the garden is principally laid to lawn with flower and shrub borders, together with mature conifer hedging. To the rear of the property there is a covered BBQ area with herb and salad planters, fire pit and seating area. There is also a log cabin with windows to the front and side and seating. To the rear, a generous lawned garden is interspersed with a variety of mature shrubs and trees, creating a private and attractive outdoor space. A paved path leads to an enclosed garden area with raised beds and gated access, continuing to a further lawned section with additional flower and shrub beds, before opening onto the adjoining pasture paddock.

A separate gated entrance from the country lane, beside the paddock, leads to a large detached workshop. The building is of brick and block construction beneath a profile steel roof and includes a concrete floor, timber double doors, two side windows, a raised plinth with workbench and a wide rear personnel door. The whole extends to approximately 1.58 acres.

SERVICES & OUTGOINGS

The property benefits from mains gas, electricity and water supplies. It has a sewage treatment plant.

Council Tax: North Devon Council Band E, together with the usual service and environmental charges.

SITUATION

The property occupies a rural yet accessible location, approximately a quarter of a mile from the popular village of High Bickington. The village offers a useful range of local amenities, including a primary school, two public houses, church, chapel, Post Office, doctor's surgery, playing fields, cricket and football clubs, an 18-hole golf course at Libbaton and a community centre.

The nearby towns of Barnstaple, Torrington and South Molton provide a wider range of shopping, schooling and leisure facilities. The A361 North Devon Link Road is accessible at South Molton and Tiverton, offering onward connections to the M5. Exeter lies approximately 31 miles away and provides mainline rail services, access to the M5 and an international airport. Rail services are also available from Umberleigh on the Tarka Line, with links to Barnstaple and Exeter.



DIRECTIONS

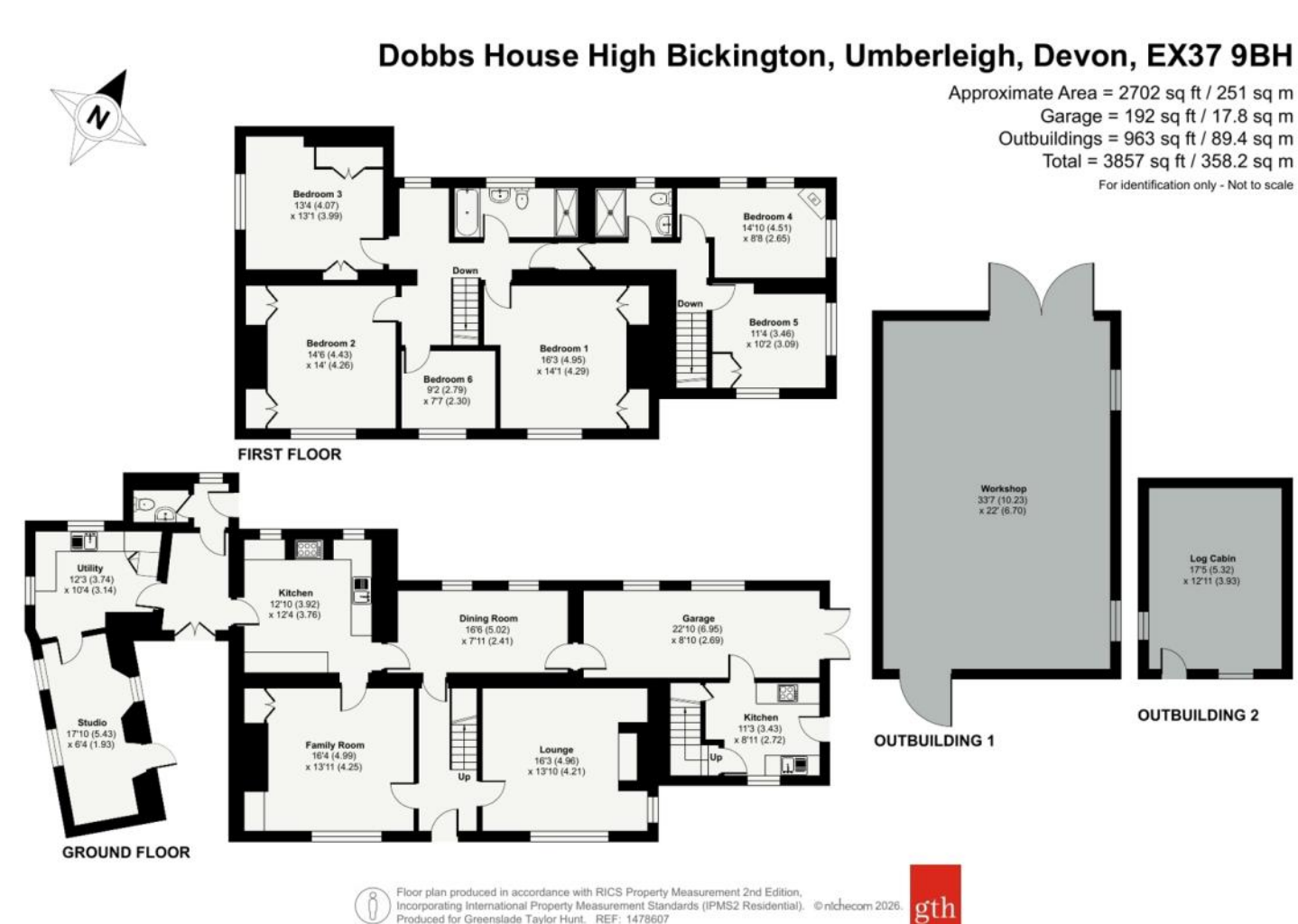
What3Words:- For the exact location download the App and enter:- dormant.ghost.happier

ADDITIONAL INFORMATION

Broadband: Fibre to Cabinet available, up to 76 mbps download speed and up to 15 mbps upload speed (Based on Openreach data).

Mobile Coverage: Good outdoor coverage available via EE with variable outdoor coverage available via Vodaphone and Three with poor to no service available via O2. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data).

Flooding: According to the Environment Agency website the property is in an area at a very low risk of flooding from Surface Water or River/ Sea (defined as the chance of flooding each year as less than 0.1%).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Annex



Annex



Annex



