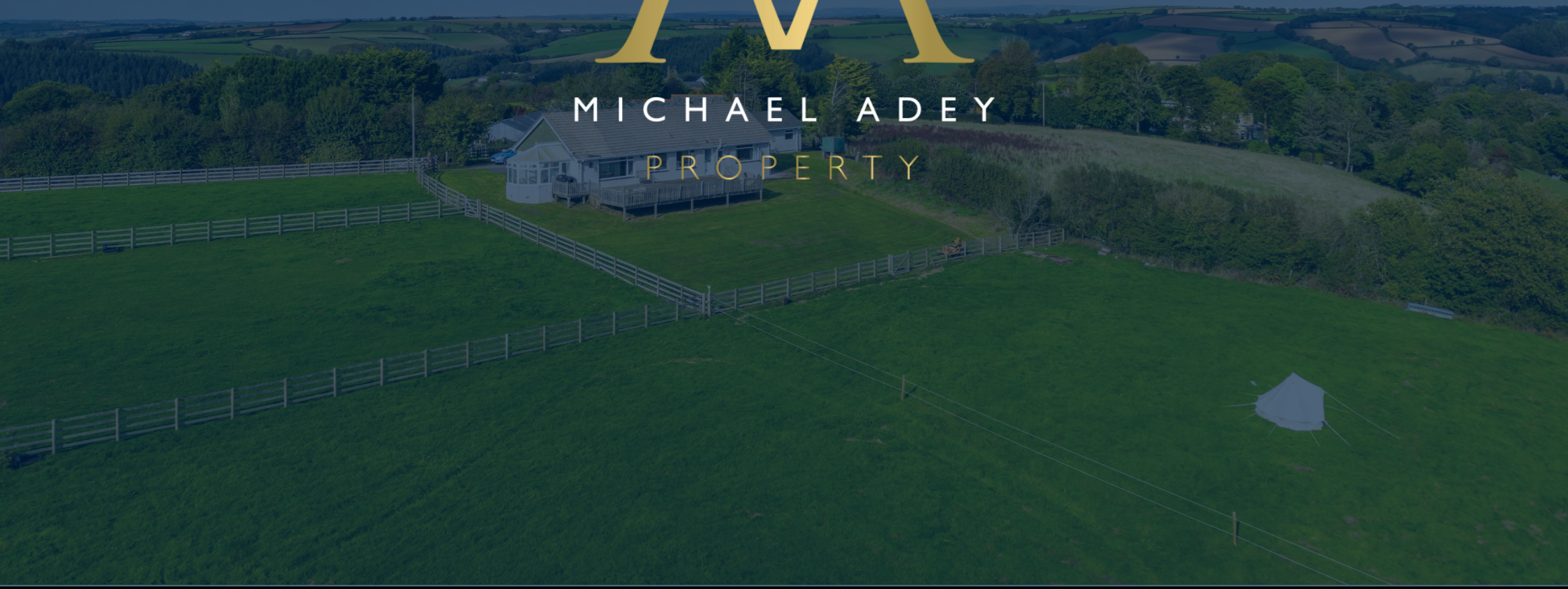




MICHAEL ADEY
PROPERTY





MICHAEL ADEY
PROPERTY

SILVER HILL
NR UMBERLEIGH



SILVER HILL

NR HIGH BICKINGTON - DEVON

EX37 9BG

ABOUT THE PROPERTY

Silver Hill occupies a truly outstanding elevated position enjoying dramatic panoramic views across the picturesque Taw Valley. Located half a mile from the A377 and just over a mile from the popular village of High Bickington, this rural property package represents a unique opportunity to acquire a superb detached bungalow which undoubtedly provides tremendous potential. The current vendors have remodelled and refurbished the accommodation together with obtaining planning consent for a large extension to the rear taking full advantage of the surrounding countryside. The property is approached from the country lane via a private gated entrance which leads to a large driveway, garage and store. A spur from the initial drive leads to a separate parking area and to a superb timber cabin which may cater for a variety of uses, currently a salon. Adjoining the property are six pasture paddock enclosures and in all, Silver Hill extends to about **5.13 acres**.

Enjoying lots of natural light with views over the gardens, land and countryside beyond, the accommodation, comprises; a welcoming entrance hallway, a spacious living room, large open-large kitchen/ dining room, opening into a conservatory, four good sized bedrooms, family bathroom, inner hall and cloakroom. Contained within the western paddock is a useful field shelter.

Planning consent was granted in July 2026 for a large extension to the rear elevation for a vast open plan kitchen/living space, separate utility/boot room and to include remodelling the existing accommodation to provide a master bedroom with dressing and en-suite and home office. Details and floorplans are contained within these particulars.

[Torridge Planning Link: Full Planning Info.](#) For layout and approximate room measurements please see the enclosed floorplan and refer to the Virtual Tour.





THE GARDENS & LAND

A long private driveway leads to large turning point with ample parking space and provides access to the detached block built single garage. Adjoining the entrance driveway is an enclosed paddock extending to about 0.4 of an acre, the current vendors have constructed a useful cabin, ideal for a home business with a separate entrance and parking.

To the south side of Silver Hill is a large garden laid mainly to lawn and a large decking area enjoying those wonderful views. The larger pasture paddock adjoins the south and west side of the property extending to about 4.2 acres and contains a useful field shelter and store, currently divided into six enclosures.

In all, Silver Hill extends to about **5.13 acres**.

THE AREA

The property is located in an extremely accessible position just 0.5 of a mile from the A377 Exeter to Barnstaple road.

The popular village of High Bickington is just over 1 mile distant and boasts an excellent and well stocked village shop, a post office, doctors' surgery, two public houses, pre/primary school, a historic church, chapel, community centre & woodland together with a playing field offering cricket and football clubs. Whilst rurally situated, High Bickington provides thriving community with easy access.

South Molton, Great Torrington & Barnstaple provide a wide range of everyday facilities, services, shops and public houses together with primary and secondary schooling.





High Bickington - **1.2 miles**
Great Torrington - **8.5 miles**
South Molton - **9.5 miles**
Barnstaple - **10.5 miles**



High Bickington Academy - **1.4 miles**
Umberleigh Academy - **2.6 miles**
Chulmleigh College - **7.5 miles**



Instow Beach - **15 miles**
Westward Ho! - **16 miles**
Saunton Sands - **18 miles**
Croyde Bay - **19.5 miles**
Woolacombe & Putsborough - **22 miles**



Portsmouth Arms Station - **2 miles**
Umberleigh Station - **2.5 miles**
Barnstaple Station - **10.7 miles**



A377 - **0.6 miles**
A39 Atlantic Highway - **8.9 miles**
A361 North Devon Link Road - **8.9 miles**
M5 (Junction 27) - **34 miles**

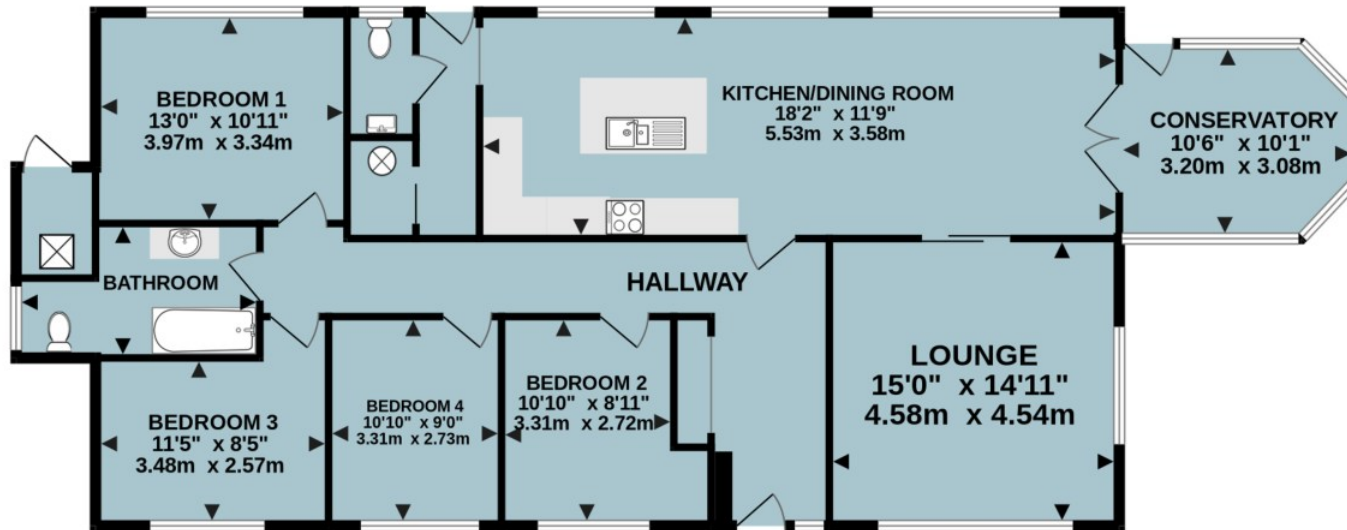


Exeter Airport - **38 miles**
Bristol Airport - **70 miles**

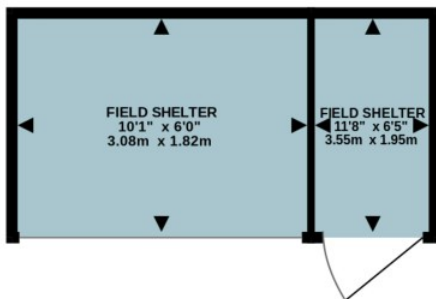




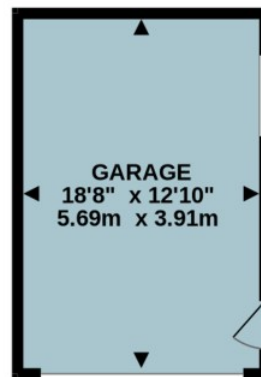
GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



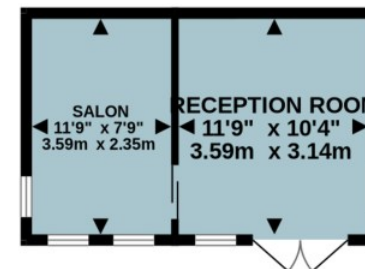
FIELD SHELTER
255 sq.ft. (23.7 sq.m.) approx.



GARAGE
240 sq.ft. (22.3 sq.m.) approx.



SALON
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 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.
Made with Metropix ©2026





SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Drainage to a private system. Oil fired boiler providing the domestic hot water and central heating.

North Devon Council – Band E (approx. £2,541 per annum)

EPC - E

Torridge District Council - [Planning Application and details](#)

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](#)

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly.

A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.













DIRECTIONS

From Umberleigh on the A377 continue in the direction of Exeter and follow the road for approximately 1.8 miles and at Weirmarsh Cross turn right (unsigned lane). Continue along this lane towards High Bickington for 0.6 of a mile and the white gated entrance to Silver Hill will be seen on the left hand side.

DIGITAL MEDIA LINKS

[VIRTUAL TOUR](#)

[VIDEO](#)

What 3 Words Location - [///baseballs.cackling.swatting](#)

Property Reference #RS0829

VIEWING & CONTACT

T	01769 571152
W	MICHAELADEY.CO.UK
E	PROPERTY@MICHAELADEY.CO.UK





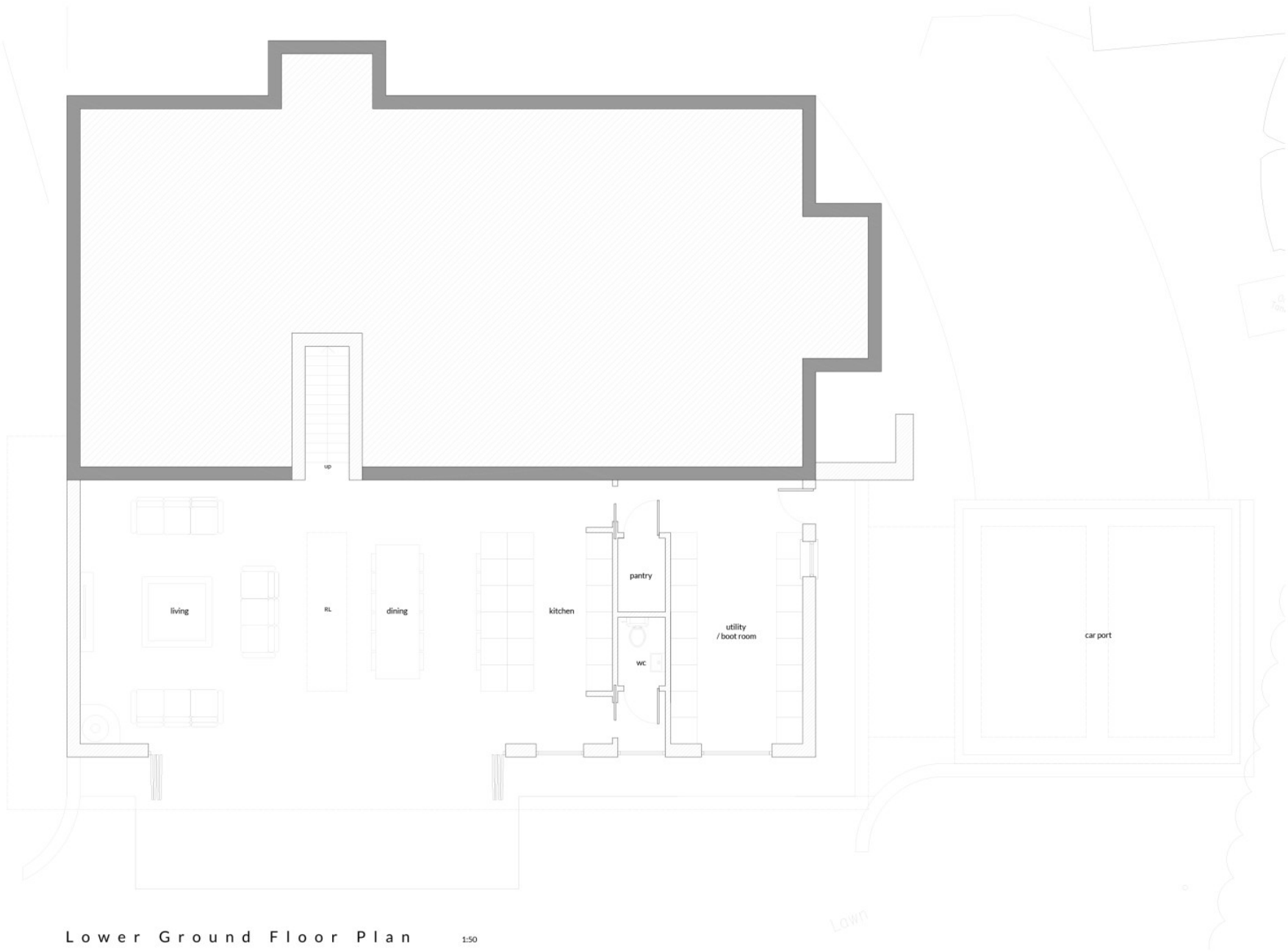








PROPOSED FLOOR PLAN & CGI VISUAL





PROPOSED

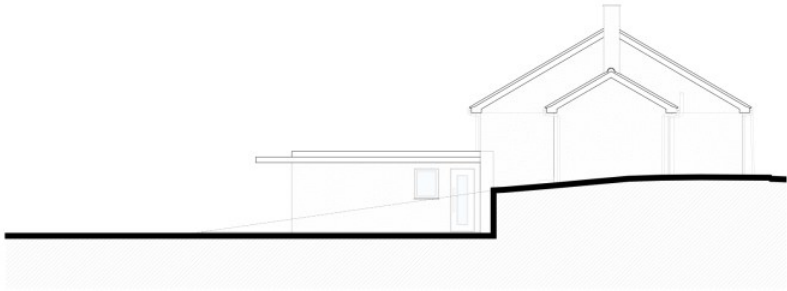


Ground Floor Plan
1:50

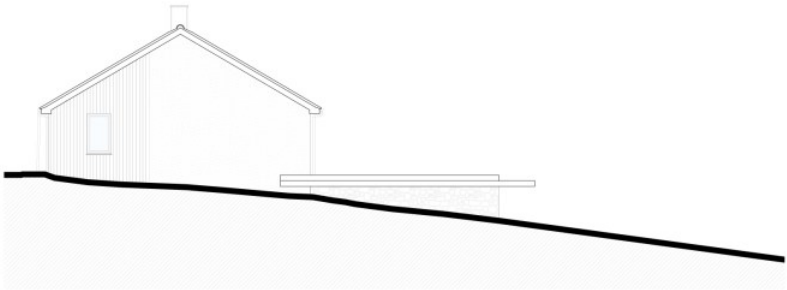
PROPOSED EXTERNALS



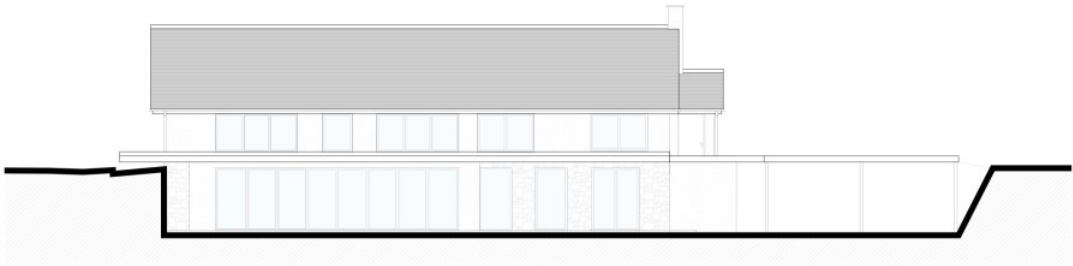
North Elevation
1:100



East Elevation
1:100



West Elevation
1:100



South Elevation
1:100

