



**STAGS**  
FOR SALE  
01271 322833



Miniville, North Lane

# Miniville, North Lane

Bickington, Barnstaple, EX31 2JN

Close to bus services, new Tesco Express, other amenities, the Tarka Trail, Barnstaple, Bideford and Instow beach

A charming detached, recently refurbished single storey cottage with off-road parking

- Hall, Sitting/Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms & 2 Bathrooms
- Gas Central Heating
- Off-road parking space
- Small manageable garden
- New carpets
- No upward chain
- Council Tax Band A
- Freehold

Guide Price £255,000

## SITUATION & AMENITIES

North Lane is a no-through lane which leads to open countryside and to the Tarka Trail – all within a short, level walk. Similarly, the village hall is close by and the property backs on to a small public car park. Bus services pass nearby and local shopping amenities include a Post Office/store and a soon to be constructed Tesco store, which is diagonally across the road. Bickington is a village on the outskirts of Barnstaple, which as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. On the edge of the town and within a healthy walk is the Retail Park, where there are several supermarkets, as well as retail warehouses. The North Devon Link Road is easily accessible and leads on in about 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The coast at Instow, near Bideford, is 15 minutes by car. Alternatively, North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are about 30 minutes, as is Exmoor National Park. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

We understand that Miniville has had an interesting history, and started life as a farm building. It was subsequently the village Post Office and in more recent years has been converted into the charming, detached single-storey character cottage that it is today. The property presents elevations of painted render with double glazed windows, beneath a tiled roof. Within recent years the property has been rented out and has just been refurbished for sale purposes. The TARDIS-like accommodation has a rustic ambience, with pine doors throughout. There are some exposed beams, some natural wood floors and some newly carpeted.

## ACCOMMODATION

Half-glazed front door to ENTRANCE HALL coat hooks, stripped wood flooring, hatch to loft space. SITTING/DINING ROOM triple aspect, door to GARDEN, exposed beams, wood laminate flooring. KITCHEN/BREAKFAST ROOM custom made in pine with granite-effect work surfaces incorporating 1 ½ bowl moulded sink unit, plumbing for washing machine (Bosch appliance included), freestanding BEKO electric cooker, extractor fan, wood block flooring, GlowWorm gas-fired boiler (replaced within the last few years) for central heating and domestic hot water, beamed ceiling. BEDROOM 1 ENSUITE with tiled cubicle, Redring shower unit, low level wc, wash hand basin on wood-effect plinth, extractor fan, tiled flooring, new carpet. BEDROOM 2 new carpet. BEDROOM 3/STUDY new carpet. BATHROOM tiled panelled bath, telephone-style hand-held shower attachment, pedestal wash basin with mirror above, low level wc, glass-fronted toiletries cupboard, half-tiled walls, stripped wood flooring.

## OUTSIDE

From the road to the left of the dwelling, a pair of metal gates lead to a gravelled driveway, where there is also room for dustbins. There is a water tap. A pathway at the rear of the property is bounded by a raised border, topped by a fence which is the boundary. This leads round to the pedestrian entrance gate onto the pavement, where there is a small gravelled TERRACE with enough room for a small table and chairs. To one side of this is a mature, well-stocked border.

## SERVICES

All mains services connected. Gas central heating.

## DIRECTIONS

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Heading out of Barnstaple up Sticklepath Hill from the Stonehenge roundabout, head up to the mini roundabout at the top of Sticklepath Hill and continue on the A3125 until you get to the Cedars Inn roundabout. Take the 2nd exit (straight ahead) on to the Bickington Road and continue on into Bickington and the property will be found on right-hand side on the corner of North Lane – identified by our For Sale board.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 865 sq ft / 80.3 sq m  
For identification only - Not to scale

**Ground Floor**

Bedroom 2: 2.96 x 2.96m (9'9" x 9'9")  
 Bedroom 1: 4.65 x 2.85m (15'3" x 9'4")  
 Bedroom 3: 2.92 x 2.68m (9'7" x 8'10")  
 Kitchen: 4.13 x 3.85m (13'7" x 12'8")  
 Sitting Room: 5.74 x 3.53m (18'10" x 11'7")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1361187



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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