Bond Oxborough Phillips

Changing Lifestyles

Yew Tree Cottage
Parkham
Bideford
Devon
EX39 5PL

Offers In Region Of: £270,000

Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Yew Tree Cottage, Parkham, Bideford, Devon, EX39 5PL

STYLISH AND CHARACTERFUL VILLAGE COTTAGE

- 2 Bedrooms
- Popular village location in Parkham
- Bright open-plan living space
- Cosy wood burner installed
- Garden room with Velux window
- Air source heat pump installed
- Solar panels and fibre broadband
- Ample off-road parking available

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Overview

Occupying a tucked-away position within the heart of the popular village of Parkham, Yew Tree Cottage is a beautifully presented 2 Bedroom semi-detached character home blending period charm with tasteful contemporary improvements. Having been thoughtfully updated by the current owners, the property now offers an inviting and energy-efficient home equally suited as a permanent residence, holiday retreat or successful holiday let investment.

A newly built, enclosed Entrance Porch provides a practical welcome into the property before opening into the impressive open-plan Living Space. This wonderfully sociable room combines the Lounge, Dining and Kitchen areas into one bright and characterful environment, centred around a cosy wood burner which creates a warm focal point during the colder months. The Kitchen itself is fitted with a range of modern units and integrated appliances, whilst exposed beams and thoughtful décor enhance the cottage feel throughout.

A particularly valuable addition by the current owners is the attractive Garden Room extension positioned off the main living area. Flooded with natural light from a Velux window and overlooking the private outdoor space, this versatile room creates an excellent additional sitting area, home office or year-round entertaining space.

To the first floor are 2 comfortable double Bedrooms. The principal Bedroom enjoys character beams and a Velux window, while Bedroom 2 benefits from built-in wardrobes. These rooms are served by a stylish modern Bathroom fitted with a white suite and mixed-range shower over the bath.

Outside, the property enjoys a low-maintenance and private courtyard-style garden designed for ease of upkeep and all-season enjoyment. To the front of the cottage is ample off-road parking for several vehicles - a rare and highly desirable feature for a property of this style and age.

Further benefits include an air source heat pump, solar panels, fibre optic broadband, UPVC double glazing and mains water and drainage.

Situated just a short stroll from Parkham village amenities and within easy reach of the North Devon coastline, this charming cottage offers an excellent opportunity to enjoy village life in a beautifully upgraded character home.

Council Tax Band

B - Torridge District Council

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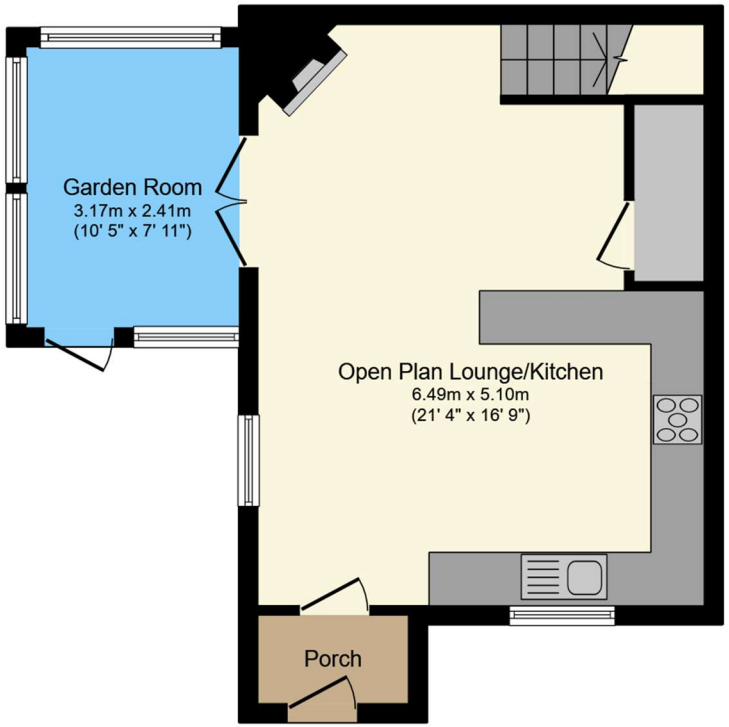
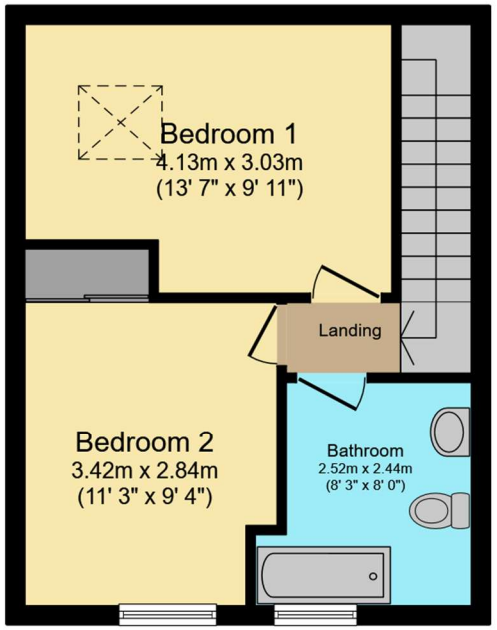


Ground Floor



First Floor

Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Parkham village is close to the Atantic Highway (A39). It has a butchers shop, a pub, a school and a village hall. Allardice Hall, which celebrated its 50th Anniversary in 2007, is used regularly by community groups, church and school for a host of fun and fundraising events. The parish church of St. James is in a peaceful setting behind what was once the Village Green and has an 84 ft. high tower.

There are three long established pubs in the parish serving good food and real ales, the Coach and Horses at Horns Cross, the Hoops Inn a little further down the A39 and the Bell Inn in Parkham village itself. You are close to Bideford for banking facilities, colleges and schools.

Close to the Atlantic Highway (A39), Parkham is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Woolsery, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

Proceed South on Bideford Quay passing over the 2 mini roundabouts in the direction of Torrington. After approximately 1.5 miles, take the right hand turning signposted Buckland Brewer / Littleham on the A386. Follow this road for approximately 6 miles to Babeleigh Water Cross. Take the right hand turning at the crossroads signposted Parkham. Upon entering the village, take the right hand turning before the pub, and follow the road down to Penhaven Court to where Yew Tree Cottage will be signposted. Follow the drive and find the property on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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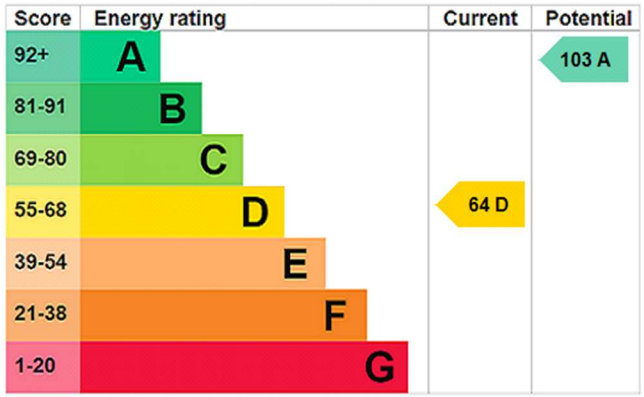

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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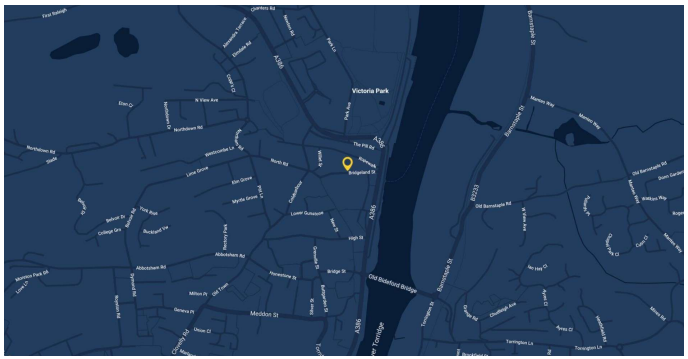
for a free conveyancing quote and mortgage advice.