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Changing Lifestyles

Newhaven Farm
Parkham
Bideford
Devon
EX39 5PE

Asking Price: £295,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Newhaven Farm, Parkham, Bideford, Devon, EX39 5PE

A CHARMING DETACHED FORMER FARMHOUSE PRICED TO REFLECT IMPROVEMENT WORKS REQUIRED



- 2 spacious double Bedrooms
- Impressive 25'9" Living Room with wood burning stove & multi-fuel stove
- Generous Kitchen / Dining Room
- Separate Utility Room & Cloakroom
- Detached Garage & useful range of Outbuildings
- Extensive lawned area directly opposite the property
- A character property offering excellent potential & value



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Overview

Enjoying a peaceful position on the outskirts of the sought-after North Devon village of Parkham, surrounded by rolling countryside yet within easy reach of Bideford, Torrington and the dramatic North Devon coastline, Newhaven Farm presents a rare opportunity to acquire a charming detached former farmhouse offering character, space and considerable potential.

Approached via a shared driveway, the property benefits from a Detached Garage together with an extensive lawned area directly opposite the house, providing a wonderful sense of space. A range of useful outbuildings also belong to the property, offering excellent storage and versatility for those seeking workshop space, hobbies or additional outdoor facilities.

The accommodation is surprisingly spacious and retains much of its traditional appeal. The standout feature is the impressive 25'9" Living Room, centred around a striking fireplace with a wood burning stove and additional multi-fuel stove set within the chimneybreast, creating a warm and inviting focal point. Attractive timber stairs with contemporary glass balustrading rise to the first floor, while an opening leads through to the generous Kitchen / Dining Room fitted with a range of base and wall units, woodblock-style work surfaces, a built-in oven, hob and extractor, a dishwasher and under-counter fridge.

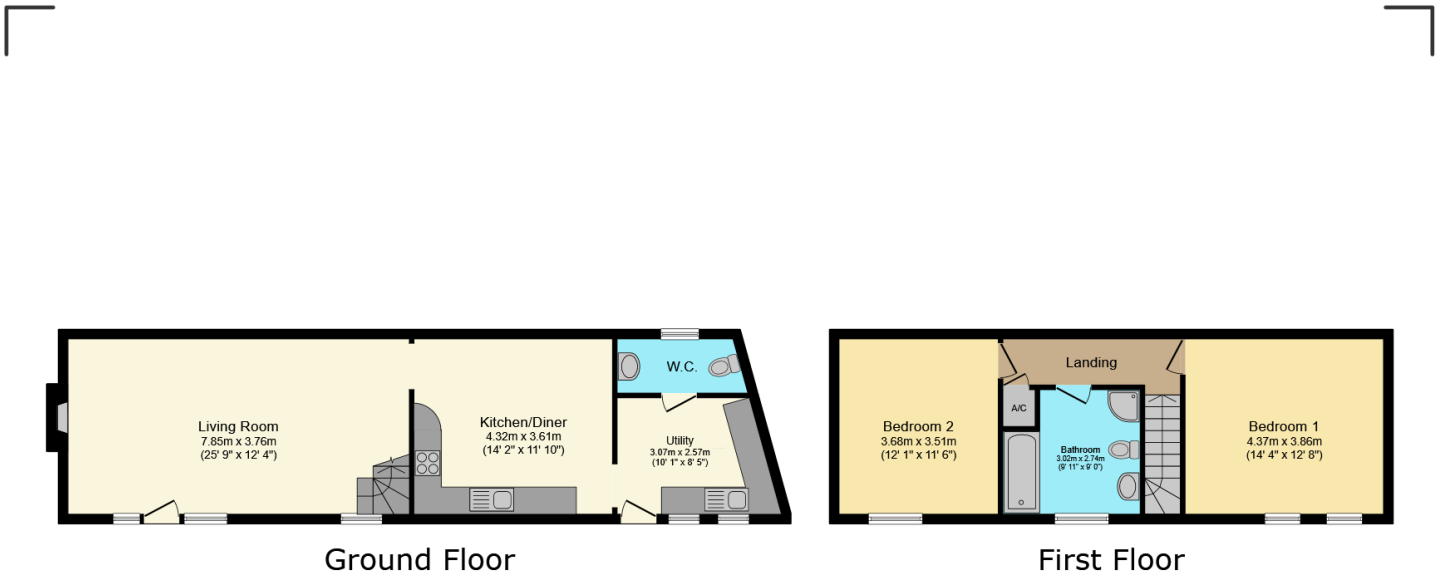
Beyond the kitchen is a practical Utility Room with further storage, space for appliances, access to the Cloakroom and an external door to the front. Upstairs, there are 2 well-proportioned double Bedrooms, both enjoying attractive vaulted ceilings which enhance the sense of character and space. The principal bedroom is particularly impressive, overlooking the lawned frontage. Completing the accommodation is a spacious Bathroom fitted with a 4-piece suite including a bath and separate corner shower.

The property benefits from oil central heating and private drainage via a septic tank. It has been realistically priced to reflect the need for some improvement works, most notably remedial attention to dampness affecting part of the rear ground floor wall.

For buyers seeking a characterful village home with outbuildings, generous outside space and the opportunity to add value, this represents an exciting and increasingly rare opportunity in a desirable rural location.

Council Tax Band

D - Torridge District Council



Total floor area: 104.8 sq.m. (1,128 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





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Area Information

Parkham village is close to the Atlantic 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

Directions to this property can be easily found by using What3words: <https://w3w.co/bandaged.bonds.spinning>

From Bideford Quay, take the A386 towards Torrington. At Landcross, turn right signposted Parkham / Buckland Brewer. Follow the road for about 6 miles until you reach the right hand turning signposted Parkham. Take the turn towards Parkham and then turn right again. Follow the road around to your right to where Newhaven Farm will be found 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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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

