



Bond
Oxborough
Phillips

Changing Lifestyles

12 Stanley Court
Parkham
Bideford
Devon
EX39 5FA

Asking price : £240,000 Freehold



Changing Lifestyles

01409 254238

holsworthy@boproperty.com

12 Stanley Court, Parkham, Bideford, Devon, EX39 5FA

- Edge of Village Location
- Countryside Surroundings
- Off Road Parking
- Two Double Bedrooms
- Cloakroom
- Enclosed Garden
- EPC: B
- Council Tax Band: B



Nestled within the heart of the ever-popular North Devon village of Parkham, this beautifully presented semi-detached home offers the perfect blend of modern comfort, countryside charm and village lifestyle. Constructed in 2021 by highly regarded local builders, Pearce Construction, the property still benefits from approximately five years remaining on its structural warranty.

From the moment you arrive, the home presents a welcoming first impression, with private driveway parking for two vehicles conveniently positioned to the front. Inside, the property has been thoughtfully designed with light, space and practicality in mind. The kitchen is particularly generous in size — far more spacious than many comparable homes — offering ample worktop and storage space along with room for a washing machine and freestanding fridge/freezer. Whether preparing family meals or entertaining friends, this is a room that works effortlessly for everyday life. To the rear, the lounge/diner is another beautifully proportioned space. Bathed in natural light, it enjoys a delightful outlook over the enclosed garden, with elegant French doors that open directly onto the patio — creating a seamless connection between indoor and outdoor living. In warmer months, this space truly comes into its own, perfect for summer gatherings or relaxed evenings with the doors open to the countryside air.

Upstairs, both bedrooms are comfortable doubles — a rare and highly sought-after feature. Each room provides ample space for wardrobes and additional furniture, while enjoying attractive views over the surrounding Devon countryside. Waking up to rolling green fields beyond your window is a daily reminder of the peaceful setting this home enjoys.

The enclosed rear garden offers a wonderful sense of privacy, with no properties overlooking from behind and the added benefit of convenient side access. It provides a fantastic blank canvas for those looking to enhance their outdoor lifestyle — whether that is installing raised vegetable beds or a small greenhouse for home-grown produce, or designing a wildlife-friendly retreat filled with pollinator planting and birdsong. There is ample space for a lawned play area, or a cosy firepit corner for evening entertaining under the stars. Safe, secure and wonderfully peaceful, this garden is perfectly suited to relaxed summer barbecues, morning coffees in the sunshine, or simply unwinding while enjoying the surrounding countryside atmosphere.

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Parkham is a thriving and welcoming North Devon village, known for its strong sense of community and beautiful rural surroundings. At its heart lies the historic St James Church, Parkham, while the village also benefits from a popular pub, community shop, primary school and village hall hosting regular events and activities. For those who enjoy the outdoors, the surrounding countryside provides endless walking routes, bridleways and cycling opportunities right from your doorstep.

The stunning North Devon coastline is within easy reach, including the sandy beaches of Westward Ho! Beach — perfect for surfing, paddleboarding or family days by the sea. The nearby port town of Bideford offers a wider range of shops, cafés, restaurants and supermarkets, along with access to the scenic Tarka Trail — ideal for long walks or cycle rides along the estuary. Despite its peaceful rural feel, Parkham is well-connected, allowing convenient access to larger centres such as Barnstaple for additional amenities, schooling and transport links.

This property represents a rare opportunity to acquire a modern, low-maintenance home in a quintessential Devon village setting. With the reassurance of its remaining warranty, generous room sizes throughout, private garden and countryside views, it offers an enviable balance of comfort, quality and lifestyle.

Whether you are a first-time buyer, downsizer or looking for a peaceful retreat close to the coast and countryside, this delightful Parkham home promises not just a place to live — but a lifestyle to enjoy.

The vendor informs us that the property is thought to be constructed of block and brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Air Source Heat Pump.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 55mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254238 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

01409 254238

For more information or to arrange an accompanied viewing on this property.



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Floorplan & EPC



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Torrington office continue down Well Street turning left on to New Road. At the roundabout turn left on the A386 sign posted Bideford and continue on this road for approximately five miles where after the bridge turn left sign posted Parkham. Continue on this road for approximately six miles turning right on Bableigh Road sign posted Parkham. After half a mile turn left onto Stanley Close and follow the road as it bears right and the property will be found on your right hand side.

What3Words - ///follow.reception.paints

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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