



Bond
Oxborough
Phillips

Changing Lifestyles

Rose Cottage
Parkham
Bideford
Devon
EX39 5PG

Guide Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Rose Cottage, Parkham, Bideford, Devon, EX39 5PG

A CHARMING MID-TERRACE COTTAGE



- 2 Bedrooms

- Sitting Room with woodburning stove set in character fireplace
- Cottage style Kitchen with garden access
- Leaded stained glass internal doors & window
- Enclosed rear garden with pedestrian access
 - Garage & off-road parking
 - Overlooking St James Church
 - No onward chain



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.

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Nestled in the heart of the desirable village of Parkham, Rose Cottage is a characterful 2 Bedroom mid-terrace home that beautifully blends period charm with everyday comfort. Overlooking the historic St. James Church, this delightful property is ideal for buyers seeking a peaceful Devon lifestyle with excellent village amenities close at hand.

The inviting Sitting Room is brimming with character, boasting a wood burning stove set within an impressive fireplace, exposed ceiling beams, and leaded stained glass panels that filter colourful light into the Entrance Lobby. The cottage-style Kitchen / Dining Room is fitted with solid wood units and offers glimpses of the pretty rear garden.

Upstairs, the Principal Bedroom is a fantastic size with exposed floorboards, built-in storage, and a striking exposed stone feature wall that adds texture and warmth to the room. A second double Bedroom and a Shower Room complete the first floor. The property also benefits from a large boarded loft, providing valuable storage space and potential for further use (subject to any necessary consents).

Outside, there is an enclosed rear garden with pedestrian access to a Garage and an additional parking space, offering practicality alongside charm. From the garden and first floor, you can enjoy views of the surrounding countryside, adding to the tranquil setting.

Parkham offers a real sense of community, with a village pub, shop, primary school, and access to scenic walks, yet remains within easy reach of Bideford and the coast.

Council Tax Band

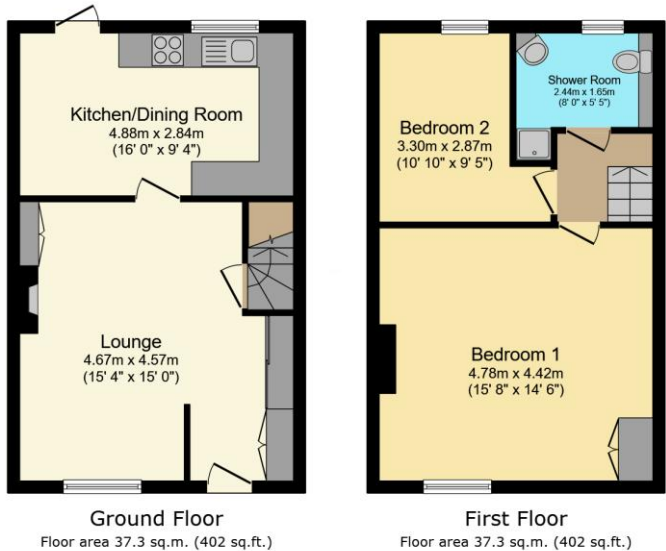
B - Torridge District Council



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Total floor area: 74.7 sq.m. (804 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



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/surpassed.fragments.named>

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. Continue uphill into Parkham village and at the next T-junction, turn left. Rose Cottage will be found on your left hand side clearly displaying a nameplate.

Have a property to sell or let?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

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