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Changing Lifestyles

Culverpark
Parkham
Bideford
Devon
EX39 5PL

Asking Price: £600,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Culverpark, Parkham, Bideford, Devon, EX39 5PL

A GEORGIAN FORMER FARMHOUSE SET IN BEAUTIFUL GARDENS WITH COUNTRYSIDE VIEWS.



- 4 Bedrooms

- Extensive & versatile accommodation with multiple Reception Rooms
 - Traditional Kitchen with Aga
 - Pantry, Utility & Cloakroom
- Family Bathroom & additional Shower Room
 - Character features including fireplaces, beams & stonework
- Large driveway, oversized garage & useful outbuildings / barns
- Generous gardens backing onto open fields with far-reaching views



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Overview

Culver Park is a substantial and highly characterful former farmhouse, believed to date back to the Georgian period, showcasing attractive and well-proportioned architecture typical of the era. This impressive detached residence offers extensive and versatile accommodation, set within generous grounds with wonderful gardens and a far-reaching outlook over adjoining fields, woodland and countryside beyond. The property has also benefited from the installation of newly fitted double glazed sash windows throughout much of the house, sympathetically enhancing comfort and efficiency while retaining its period charm.

The property is approached via a large driveway providing plentiful off-road parking for multiple vehicles and leading to an attached and particularly spacious Garage, which is larger than a standard double and benefits from an electric roller door, with the oil tank housed within. It is thought that, subject to any necessary planning permissions, this space could offer excellent potential for conversion into additional accommodation such as an annexe or holiday letting unit. To the side of the driveway are a range of useful outbuildings and small barns that could lend themselves to workshops, storage or home office use.

The true entrance to the property is found to the rear, where a recently installed glazed Entrance Porch provides a lovely introduction to the home, enjoying an attractive outlook over the garden and featuring original tiled flooring. A glazed door leads through to the main Entrance Hall, where stairs rise to the first floor. The ground floor offers a particularly flexible layout with well-proportioned Reception Rooms, fireplaces and an abundance of character features including exposed beams and stonework, creating a warm and welcoming environment suited to both family living and entertaining. The Kitchen sits centrally within the home and provides a traditional focal point with an Aga and generous storage, complemented by a useful adjoining pantry and utility spaces together with a ground floor Cloakroom.

The first floor offers a spacious landing with natural light and access to 4 Bedrooms, many of which enjoy a delightful outlook over the gardens and surrounding countryside. The principal bedroom benefits from fitted storage, while the remaining bedrooms provide flexibility for family use, guests or home working. A Family Bathroom with 4-piece suite is complemented by an additional Shower Room accessed via a useful office area, adding practicality for modern living.

Stairs lead to an expansive loft space running the full length of the property, with exposed beams, windows providing natural light and extensive eaves storage. This area has previously been used as a bedroom and may offer future potential for further development, subject to any necessary consents, although the property already provides generous accommodation as it stands.

Outside, the rear garden is a truly standout feature, enjoying a favourable, south-easterly aspect and backing onto open fields with woodland and distant properties beyond, creating a beautiful and ever-changing backdrop. The garden is predominantly laid to lawn with established borders, hedging, stone walls, mature planting and trees providing both colour and privacy throughout the seasons. A greenhouse is also included, and the overall space offers enormous appeal for families, gardening enthusiasts or those seeking a peaceful outdoor environment.

Overall, Culverpark represents a rare opportunity to acquire a substantial Georgian former farmhouse combining period elegance, versatility and exceptional outside space, all set within an attractive semi-rural environment with wonderful outlooks in every direction.

Council Tax Band

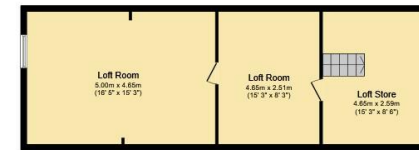
E - Torridge District Council



Ground Floor
Floor area 102.1 sq.m. (1,099 sq.ft.)



First Floor
Floor area 95.5 sq.m. (1,028 sq.ft.)



Second Floor
Floor area 68.0 sq.m. (732 sq.ft.)

Total floor area: 265.7 sq.m. (2,860 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 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, Woolsey, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

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. Continue along the road before taking the left hand turning down Rectory Lane. Culverpark will be situated on your left 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	28 F	
1-20	G		

