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Changing Lifestyles

3 Stanley Court
Parkham
Bideford
Devon
EX39 5FA

Asking Price: £615,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

AN IMPRESSIVE DETACHED HOUSE



- 4 Bedrooms (1 En-suite)
- Spacious Cloakroom & practical Utility Room
- Dual aspect Lounge with large glazed doors opening onto the rear garden
- Modern Kitchen / Dining Room with bi-folding doors opening onto the rear garden
 - Snug enjoying garden views
 - Upstairs Family Bathroom
- Large block-paved driveway parking & Detached Double Garage
 - Corner plot with formal lawns & patios
- Breathtaking views across adjoining fields & the picturesque countryside beyond



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Overview

Experience classic modern living in this impressive detached house nestled in a select cul-de-sac. The home's exterior, a striking blend of whitewashed render, stone and contrasting grey cladding, exudes a sharp, contemporary charm that stands out in this highly sought after Devonshire village.

Situated in a quiet corner, the house commands breathtaking views across the adjoining fields and the picturesque countryside beyond.

This 4 Bedroom property, chosen by the current owners for its prime position, offers delightful, well-appointed accommodation designed to maximise both comfort and style.

At the heart of the home is the welcoming Reception Hall which provides access to a spacious Cloakroom and a practical Utility Room. The dual aspect Lounge features large glazed doors that open directly onto the rear garden, along with a window that frames the delightful rural views, creating a perfect setting for relaxation and entertaining. The modern Kitchen / Dining Room boasts a comprehensive range of quality units and integrated appliances, with bi-folding doors that seamlessly connect the interior to the rear garden. Adding to the charm is the Snug, a hidden gem with a full-height window offering garden views.

Upstairs, the Galleried Landing continues the theme of stunning views, leading to 4 generous Bedrooms. The Master Suite includes an En-Suite Shower Room, providing a private haven within the home, while the Family Bathroom serves the additional Bedrooms, ensuring ample convenience for family and guests.

Externally, the property features ample parking on a large block-paved driveway with access to a Detached Double Garage. The house stands on an established corner plot with formal lawns and patios, perfect for outdoor living and entertaining.

This house is more than just a residence; it's a gateway to a lifestyle defined by peace, privacy and stunning natural beauty. Whether you're enjoying a quiet evening in the Snug, entertaining in the modern Kitchen or simply taking in the breathtaking views, this home offers an unparalleled living experience in a most desirable location.

Useful Information

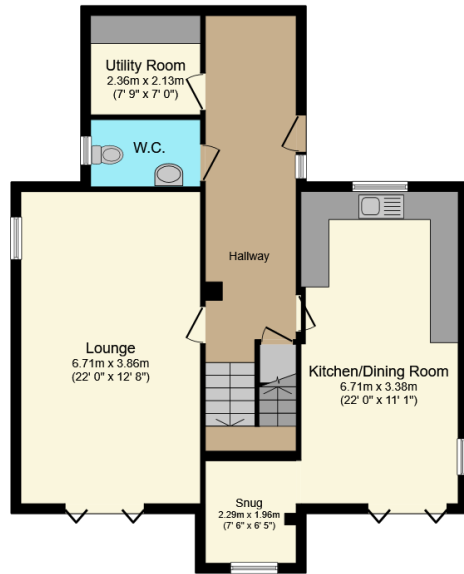
An air source heat pump provides the central heating and hot water. There is underfloor heating to the Ground Floor and radiators on the First Floor.

Services

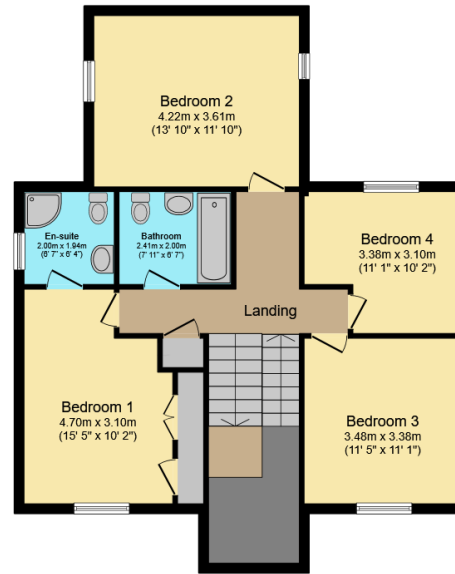
Mains electricity, water and drainage.

Council Tax Band

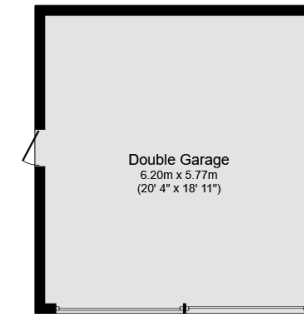
E - Torrington District Council



Ground Floor
Floor area 81.9 m² (881 sq.ft.)



First Floor
Floor area 82.2 m² (885 sq.ft.)



Garage
Floor area 35.7 m² (385 sq.ft.)

TOTAL: 199.8 m² (2,151 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

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. Follow this road for approximately 4 miles and take the second right hand turning to Parkham at Parkham Cross onto Brewers Hill. Follow this road up the hill and into the village. Keep to your left as you pass the Church on your right hand side. Continue on this road passing 'The Bell Inn' on your left hand side. Stanley Court will be located on your right hand side just after passing the Village Hall. Bear towards your left upon reaching the cul-de-sac. Number 3 will be clearly displaying a numberplate.

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.

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

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

01237 479 999

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	