12 Pound Meadow & Paddock

STAGS

12 Pound Meadow &

Parkham, Bideford, Devon, EX39 5UD

Bucks Mills (Coast) 4.5 miles, Woolsery 4.2 miles, Bideford 7 miles, Westward Ho! (Beach) 6.6 miles

A large, detached house, with additional paddock in a sought-after village.

- 5 Bedrooms (2 ensuite)
- Village with amenities
- Conservatory
- Double Garage
- Council Tax Band 'F'
- Approx. 0.30 Acres Paddock
- 4 Reception Rooms
- Gardens
- Driveway Parking for Multiple Vehicles
- Freehold

Guide Price £550,000

Situation

12 Pound Meadow is positioned at the head of a desirable cul-de-sac of just 12 properties, toward the edge of Parkham. The sought-after village of Parkham offers the essential amenities that are the heartbeat of any thriving, rural village, that include; 'The Bell Inn' public house which offers accommodation, G.E Honey & Son, a highly regarded butcher, the Village Hall, St. James Church, Parkham Primary School and the Methodist Chapel to name a few. A daily bus service (Stagecoach 372) operates between Parkham - Barnstaple.

The port town of Bideford (7 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Bucks Mills (4 miles), Westward Ho! (7 miles) Appledore (9 miles) and Instow (10 miles) offer a mixture of sandy beaches, fine pubs/restaurants, rugged coastline/coves and a historic quay, amongst other amenities and attractions. The A39/North Devon Link Road bypasses Bideford and provides brisk passage in/out of the area, to the regional centre of Barnstaple (16 miles) and to the M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

12 Pound Meadow is an exceptionally large, detached house, offering spacious and versatile, family accommodation. Set towards the edge of a desirable village, with sought-after amenities and a well regarded pub at its centre, 12 Pound Meadow could offer the perfect balance for those embarking on a rural lifestyle, taking their first steps into the country without sacrificing on modern convenience. The accommodation includes; 5 bedrooms, multiple reception rooms, 3 bathrooms, double garage, parking, private garden, and attached paddock with orchard.

Accommodation

Set within an open porch the front door opens into the MAIN HALLWAY with CLOAKROOM with WC and basin, doorway to the sitting room and kitchen respectively and staircase leading up. The property has a spacious SITTING ROOM with box-bay window, fireplace with inset open fire and glazed double-doors opening into the DINING ROOM with large, glazed sliding doors opening to the dining terrace and gardens. The KITCHEN is fitted with a comprehensive range of light coloured units with contrasting worktop over and matching wall units, appliances include; high level, Neff oven/grill, inset Bosch electric hob, 1½ stainless steel sink and space/plumbing for white goods. A large open-arch leads into the BREAKFAST ROOM with space for dining table and glazed doors opening to the spacious CONSERVATORY with door leading to the terrace and gardens. The UTILITY ROOM is fitted with a range of units and space/plumbing for white goods and doorway to the DOUBLE GARAGE, with a partition and doorway dividing the parking bays.

Upstairs, the staircase splits, straight ahead, the MASTER SUITE has the benefit of a double aspect, with a large double bedroom, dressing room with a bank of fitted/wardrobes and ensuite bathroom with 5-piece, white suite. BEDROOM 2 is a large double bedroom, with panoramic window and ensuite shower room. BEDROOM 3 is a double room. BEDROOM 4 is a double room. BEDROOM 5 is spacious room, easily accommodating double bed. The FAMILY BATHROOM comprises a 4-piece suite.

Gardens & Grounds

The property is set back from the cul-de-sac behind a private driveway, offering parking for multiple vehicles and turning area, the front garden is laid to lawn, with mature hedge boundaries. The back garden offers privacy and security and is predominantly laid to lawn with patio/terrace directly behind the house, garden shed, large open-log store, oil tank and boiler with gateway offering independent access to the front, with mature planted borders/boundaries. Adjoining the garden is an additional paddock, approximately a third of an acre, including an orchard, with a variety of fruit trees.

Services & Additional Information

Services: Mains drainage, water and electricity. Oil-fired central heating.
Broadband: 'Standard' and 'Superfast' broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Good / Vodaphone - Variable (Ofcom). Please check with chosen provider.

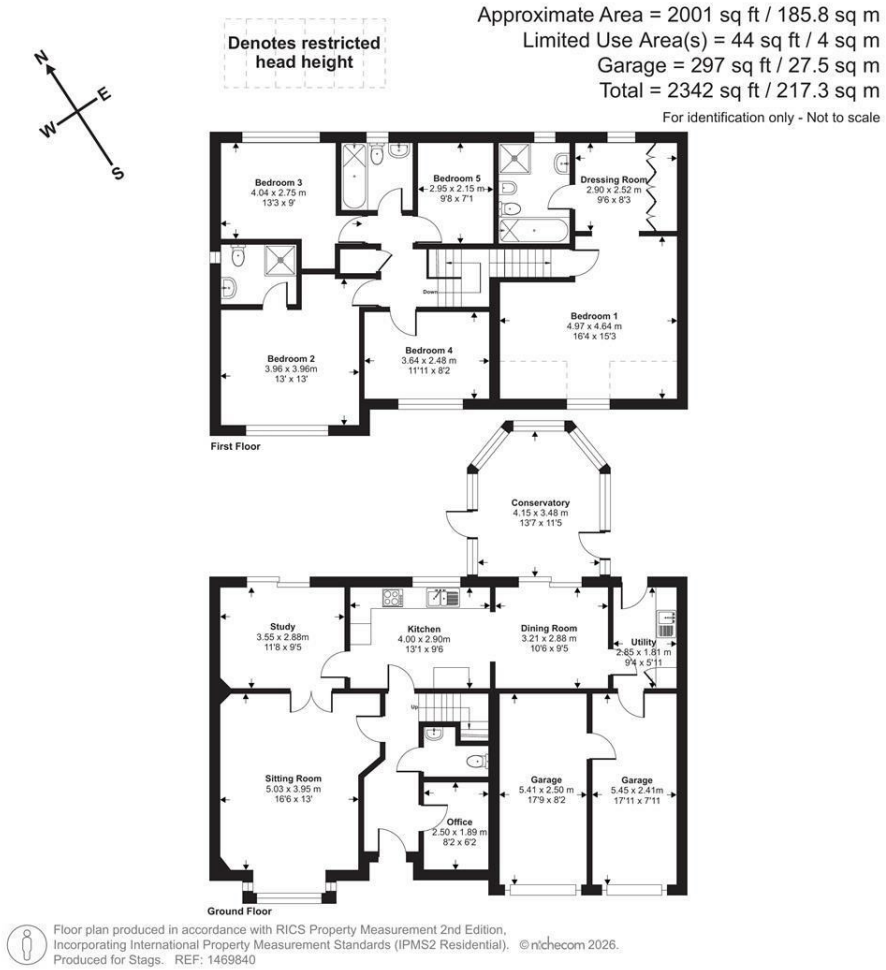
Viewings

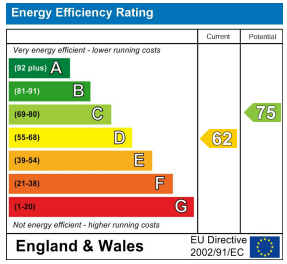
Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from Bideford towards Torrington, leave the town on 'New Rd', with the river on your left, onto the A386, continue on this road for approx. 1 mile, turn right at 'Landcross', signed 'Littleham / Buckland Brewer / Parkham / Bradworthy, follow this road for approx. 5 miles, turn right, signed 'Parkham' onto 'Brewers Hill', follow this road, keeping left after passing over the bridge, for approx. 0.7 miles, upon entering the village, at the T-Junction, turn left into 'Barton Rd', then take the first left into 'Pound Meadow', and number 12 will be on your left.
Postcode: EX39 5UD
What3words: ///rocks.musician.ghost

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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