



2 Barton Mews, Parkham, Bideford, EX39 5RL

Asking Price £269,950

- Character Cottage
- Garage With Parking
- Private Garden
- Contemporary Family Home
- Early Viewings Advised
- Sought-After Village Location
- Open Plan Living
- Log Burner
- Stones Throw From The Village

## 2 Barton Mews, Parkham

Nestled in the highly sought-after rural village of Parkham, this beautifully presented and deceptively spacious 3-bedroom barn conversion offers a unique blend of traditional character and modern comfort. The property is impressively spacious and beautifully maintained throughout, boasting standout features like a vaulted pine ceiling, exposed wooden beams, and a cosy wood burner in the lounge. In addition to this, there are two generously sized bedrooms, family bathroom, garage with parking and charming private garden. This versatile property would be an ideal family home, investment opportunity, or holiday retreat. Early viewing is highly recommended.



Council Tax Band: B



## Entrance Hall

Welcomes you into the property.

## Bedroom One

14'10 x 9'06

A generous double bedroom, providing access to the rear courtyard.

## Bedroom Two

10'05 x 9'09

A further good sized double room with window overlooking the rear courtyard.

## Bedroom three

6'02 x 8'04

A good sized single bedroom, ideal as a home office or spare room.

## Bathroom

19'8"26'2" x 16'4"19'8"

A modern three piece suite comprising a bath with shower over, low level WC and hand wash basin

## First Floor

### Open Plan Living

The first floor has been thoughtfully designed, integrating both the kitchen and dining area with the living space in a semi-open plan layout. Vaulted ceilings enhance the space, adding a sense of openness and grandeur.

## Lounge

15'08 x 16'08

A light and spacious room with a cosy log burner with hearth inset and vaulted ceilings with charming character beams.

## Kitchen/Diner

16'08 x 9'10

The kitchen has been well fitted with a range of matching hand and eye level units, housing a double oven with electric hob and extractor over, sink with drainer and room for white goods. Just off of the kitchen is a dining area that seamlessly connects to the lounge and provides ample space for a dining table and chairs.

## Outside

At the front of the property, you'll find a charming, well-maintained garden filled with a variety of mature shrubs and plants, all enclosed by a wooden fence. At the rear, there's a small, private courtyard accessible from the first bedroom. The property also includes a garage at the front, complete with lighting, electricity, and convenient overhead storage, along with additional parking space.

## Services

All mains services connected, electric heating with wood burner.

## Viewings


By appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel:01237 459998



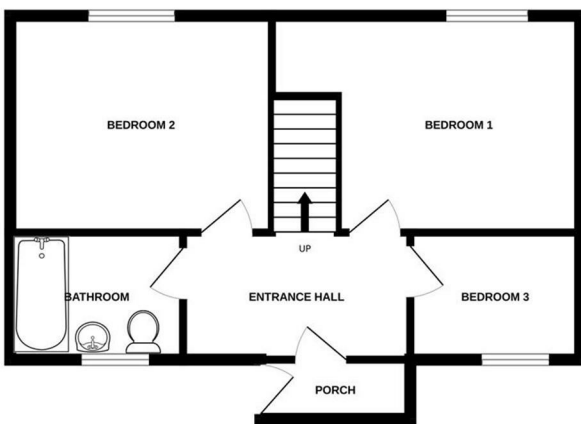
## Directions

From Barnstaple Join the A39 and head to Bideford. Immediately after the Torridge Bridge, at roundabout, turn left towards Bideford and continue through the town. Continue along the Quay and proceed straight ahead at the next two mini-roundabouts towards Torrington. After approximately 1.5 miles, turn right signposted Littleham and Buckland Brewer. Follow this road without deviation for approximately 4 miles and take the second turning to Parkham at Parkham Cross into Brewers Hill. Following this road up the hill, take a left turn at the top onto Barton Road and the next Left onto Rectory Lane. Follow the road round until you reach Barton Close on your right hand side, take the turning into Barton Close and the property will be found on your left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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