



CROOKED LAKE,  
YEO VALE, PARKHAM, DEVON, EX39 5ER

£525,000

A unique and wonderful property set in glorious attractive gardens with a stream and bridges! The property itself offers spacious 3 bedroom accommodation as well as benefiting from a large driveway & useful outbuilding.

This unique property dating back to 16th century has many original features having been tastefully converted from the two original cottages. The name comes from 'old English' 'Lake' derived from 'laic' which was a water course and 'Crooked' was crooked as in the bend of a shepherds crook.

'Crooked Lake' boasts character and charm throughout. The accommodation is spacious and flows incredibly well with the double fronted property having a central front entrance door with porch and leading into the Dining Room which in turn leads to inner hallway with stairs to the first floor and the Kitchen; comprising of matching eye and base units, space for a table & overlooks the rear garden with side door leading to outside. Back in the Dining Room there is a further door which leads into the Lounge, being a dual aspect room with attractive fireplace and door leading into the high specification Sun Room, a superb ambient space and great addition to the living accommodation which gives further access to the glorious gardens.

To the first floor there are 3 good sized bedrooms with the master benefitting from an en-suite shower room as well as the family bathroom.





The extensive gardens are a real feature of this great property having been well maintained and tendered by the current owners, the wealth of colour and well stocked flower beds are a true delight, appreciate the attention to detail to make the most of this sunny private space with extensive lawn together with various seating areas including two patios areas, one from the kitchen which enjoys the early breakfast sunrise, whilst later in the day the Sun Room side has a large patio area for BBQs and evening al fresco meals.

For wild life lovers the glorious gardens including a STREAM are a real haven and enjoy privacy as well as a sunny aspect. There is also attractive stone former garage which is now a useful outbuilding.

The total ambiance of this cottage is of calm and peace set on the minor Bideford/Bradworthy road and situated below the hamlet of Parkham with its excellent pub, butcher, church and chapel as well as boasting a lively community. The charm and character of this impressive and unique property is sure to impress and an internal inspection is advised. No ongoing chain and the agents do hold information on the holiday letting yield.

#### **NEED TO KNOW**

Mains electricity & water connected. BioSeptic private drainage.

COUNCIL TAX: BAND - TBC

ENERGY PERFORMANCE CERTIFICATE: G (29)

#### **DIRECTIONS**

From Bideford Quay proceed towards Torrington. Upon reaching Landcross, take the right hand turning signposted Parkham. Continue on this road following the signs to Parkham, passing the turning to Parkham on the right and continuing for a short distance where Crooked Lake will be seen on the left hand side with a name plate clearly displayed.





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