



Pickards Pasture
PARKHAM



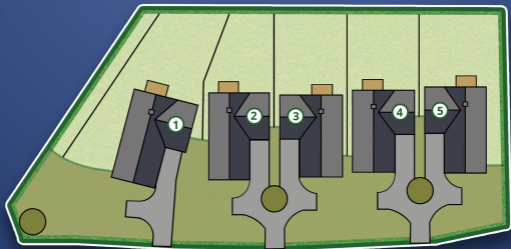
PhillipsSmith & Dunn
Buy. Sell. Let.

New Bungalows, Parkham

Nestled within the idyllic North Devon countryside, we are delighted to offer this exclusive development of 5 **BRAND NEW** bungalows set in the heart of the ever-popular village of Parkham. Thoughtfully constructed to a high specification by highly regarded local builders M & J Lang developments Ltd, this select development of just 5 detached bungalows has been built to exacting standards and superb attention to detail, with spacious modern living with low running costs in mind.

Each bungalow commands well-planned accommodation and enjoys modern open-plan living with curved wall features creating a spacious feel, attractive vaulted ceiling features and bi-fold doors to the garden, off-road parking, a large garage and generous rear garden. Perfect for those seeking an easy to run home within this peaceful semi-rural setting, this is an opportunity not to be missed!

- Exclusive Development of 5 Detached Bungalows
- Popular Semi-Rural North Devon Village
- 3 & 4 Bedroom Plots Available
- High Quality Finish
- Spacious Open-Plan Living
- Well-Planned Accommodation
- Off-Road Parking & Garages
- Delightful Gardens
- Air Source Underfloor Heating
- Professional Consultants Certificate
- Ready For Occupation Early 2023

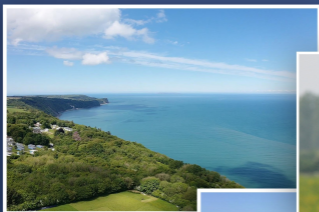


Location

The quintessential North Devon village of Parkham lies approximately 7 miles South-West of Bideford and boasts a thriving community with a popular primary school, well-renowned local butcher, "The Bell Inn" public house, Church and village hall. The neighbouring village of Woolsery has also seen significant investment with the recently refurbished "Farmers Arms" gastro-pub and current renovation of the former Manor House. The coast path at Bucks Mills, with walks to Peppercombe, Clovelly and Hartland is also close to hand.

The nearby port town of Bideford offers residents a wider range of amenities including a number of locally owned and operated shops and stores, a post office, number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure facilities. The nearby coast, with the quaint fishing village of Appledore, glorious sandy beach at Westward Ho! and the popular village of Instow all within a short drive and connected by a regular bus service from Bideford. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within 1hrs drive.

There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to Tiverton and the M5 motorway via the North Devon Link Road. There is also a direct link from Tiverton Parkway to London Paddington station.



Plots 1 & 2 (4 Bedrooms)



The 4 bedroom homes offer a generous open-plan Kitchen/Diner/Family Room with bi-fold doors to the garden and utility room off. A master bedroom with ensuite, 3 further bedrooms, and a 4 piece family bathroom. The adaptable smaller bedrooms could alternatively be utilised as a dressing room/home office. The properties also offer good storage along with internal access to the large garages with electric garage doors.

Entrance Hall

Kitchen/Diner/Family Room 7.80m x 6.95m

Master Bedroom 3.92m x 3.85m

Ensuite

Bedroom 2 4.12m x 3.60m

Bedroom 3 3.34m x 2.81m

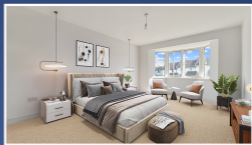
Bedroom 4 3.07m x 2.92m

Bathroom

Garage 5.56m x 3.72m



Plots 3,4 & 5 (3 Bedrooms)



The 3 bedroom homes also offer a generous open-plan Kitchen/Diner/Family Room with bi-fold doors to the garden and utility off. A master bedroom with ensuite, 2 further bedrooms and a 4 piece family bathroom. Also offering good storage and internal access to the large garages with electric garage doors.

Entrance Hall

Kitchen/Diner/Family Room - 7.80m x 7.18m

Master Bedroom - 4.51m x 3.60m

Ensuite

Bedroom 2 - 4.15m x 3.20m

Bedroom 3 - 3.07m x 3.05m

Bathroom

Garage - 5.20m x 3.72m



Specification

General

- Exterior paint work in white mist.
- Stone frontage in a neutral and dove grey stone.
- Brick plinth with a rendered finish.
- Anthracite grey windows, facias, back door and electric garage door.
- Premium Solidor front door in anthracite grey with stainless steel handle
- Aluminium grey bi- folding doors in living area.
- Grey sandstone patio, steps and pathway.
- Interior paint work in white mist and white ceilings.
- New turfed lawns.

Kitchen

- Cupboards inline matt painted in light grey
- Worktops in solid Minerva concrete haze.
- Undermounted stainless steel sink and mixer tap.
- Neff double oven and hob with integrated fan.
- Caple integrated fridge/freezer and integrated dishwasher.

Bathrooms

- Furniture in dove grey.
- Tiled flooring in porcelain chalkstone bone tiles 560x310mm
- Tiled walk in showers in porcelain cappella matt marble effect tiles.

Other

- Hallway, Kitchen/Family Room & Utility in Lifestyle Floors LVT in Winter Oak
- Bedrooms in a neutral polypropylene carpet.
- Spur for electric car charger point

Directions

From Bideford Quay, head South towards Torrington. After approximately 1.5 miles, turn right signposted Littleham, Buckland Brewer & Parkham. Follow this road without deviation for approximately 6 miles and take the turning at Bableigh Water Cross to Parkham. Follow the road up the hill, passing The Bell Inn on your right-hand side and bear right towards the church. The development will be found on your left-hand side.



Viewings

Viewings will need to be arranged in advance and strictly by appointment through Phillips, Smith & Dunn.

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Disclaimer

Currently an active building site, some details may be subject to change.

Whilst every attempt has been made to ensure accuracy, please do not rely on the measurements provided. Please also confirm specific plot details with the agents which may be subject to change.

Please note CGI pictures have been used including the use of CGI furniture to provide an illustrative guide and may not fully represent the final finish.

