



Penhaven Court



Bucks Mills 4 miles, Woolsery 4.6 miles,
Bideford 7 miles, Westward Hol/Beach 8
miles, Barnstaple 17 miles

A stunning detached family home
offering spacious and stylish
accommodation set within a
private, sought after development.

- Detached
- Four double bedrooms
- Three Bathrooms
- Kitchen/Diner
- Sitting Room
- Garage & Parking
- Private garden
- No onward chain
- Freehold
- Council tax band E

Guide Price £485,000



SITUATION

Parkham is what you would describe as a traditional Devon village with a primary school, community hall, butchers, places of worship and the village pub.

The rugged North Devon coastline at Bucks Mills is approximately 4 miles away and has a pebbled beach and the South West coastal path, offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 3 miles away and the famous heritage village of Clovelly approximately 7.5 miles away.

For any keen surfers, the safe and sandy beach of Westward Hol is within an easy driving distance, with its famous Pebble Ridge and adjoining Golf course and the Northam Burrows.

The port and market town of Bideford is approximately 8 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs, restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 17 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.

DESCRIPTION

A detached family home constructed in 2022 set in a sought-after village development offering high-quality accommodation throughout, private garden, detached garage and off-road parking. The property benefits from four double bedrooms and three bathrooms and the use of quality

materials and modern technology provides luxury, comfort and all the necessities you would expect from a family home. Being offered with no onward chain.

ACCOMMODATION

The spacious entrance hall provides space for coats, boots etc and a downstairs WC and sink. From here you have access to the perhaps the most impressive space of the house which is the kitchen/dining room with its bi-fold doors allowing easy access onto the garden. The high-quality kitchen includes a range of units, breakfast bar and integrated appliances. Door to the utility room with plumbing for white goods and access to the garden. The sitting room is very spacious with windows looking out to the front.

The oak staircase takes you to the first-floor landing and gives access to the four double bedrooms, with two benefitting stylish shower en suites. The family bathroom completes the first-floor accommodation which includes a side panel bath with shower above, WC and sink

OUTSIDE

To the front is off-road parking for 2-3 vehicles and a single garage. Side access to the rear garden which is designed for low maintenance in mind, with turfed garden and patio terrace, access to the garage, exterior lighting & white retaining wall with perimeter fencing.

PROPERTY INFORMATION

Mains water, electric and drainage.
Air source heat pump.
Solar panels.

AGENT NOTE

Please be aware that some images have been computer generated.





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32-35) A</p> <p>(31-33) B</p> <p>(29-30) C</p> <p>(25-28) D</p> <p>(23-24) E</p> <p>(21-22) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		84	88
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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