



Sunny Corner



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

A comfortable home offering a slice of village life in this active community

- Well-maintained cottage
- 3 Double bedrooms
- Easy-care walled garden
- Conservatory
- Private parking
- Village location
- Freehold
- Council Tax Band B

Offers In Excess Of
£279,950



SITUATION

Parkham is a thriving rural village surrounded by rolling North Devon countryside. The village benefits from a popular pub (The Bell Inn), a well-regarded primary school, and strong community spirit. Nearby, the coastal towns of Bideford (6 miles) and Westward Ho! (8 miles) offer an excellent range of amenities, shops, and beaches.

The location also provides convenient access to the A39 North Devon Link Road, connecting to Barnstaple and the M5 at Tiverton (Junction 27).

For any keen surfers, the safe and sandy beach of Westward Ho! 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

Occupying a peaceful position in the heart of the desirable village of Parkham, Sunny Corner is a well-presented three-bedroom semi-detached home offering bright, well-proportioned accommodation and safe walled courtyard garden. With excellent access to the North Devon coast, the

property is ideally suited for families, second-home buyers, or those seeking a peaceful village lifestyle.

ACCOMMODATION

The ground floor comprises a welcoming entrance hall with access to a convenient cloakroom and stairs rising to the upper levels. The sitting room enjoys generous proportions (16'10 x 10'8) with French doors opening into a bright and airy conservatory (14'5 x 8'8), ideal for entertaining or relaxing. The well-appointed kitchen (10'5 x 8'8) is fitted with a range of modern units, integrated appliances, and ample worktop space.

To the first floor are two well-proportioned double bedrooms, each with ample natural light. Bedroom 2 (10'10 x 10'6) sits to the front of the property, while Bedroom 3 (10'7 x 8'8) overlooks the rear. A stylish family bathroom with bath and shower over serves this floor.

The second floor is devoted to the principal suite. Bedroom 1 (14'4 x 13'5) boasts a spacious layout and an en-suite shower room, creating a private retreat at the top of the house.

OUTSIDE

The property benefits from an attractive rear garden accessed via the conservatory, ideal for al fresco dining and low-maintenance enjoyment. Allocated parking and plenty of on-street parking is typically available nearby.

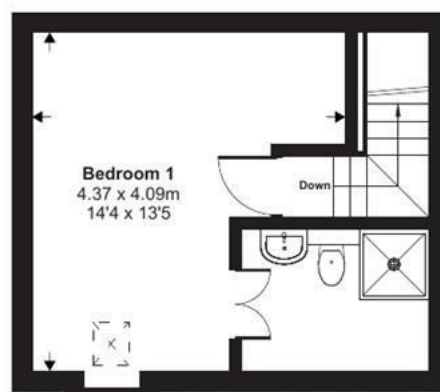
PROPERTY INFORMATION

Mains electricity, water and drainage. Oil-fired central heating. The property is conveniently located within easy walking distance of local facilities, with excellent access to nearby commuter routes and public transport links.

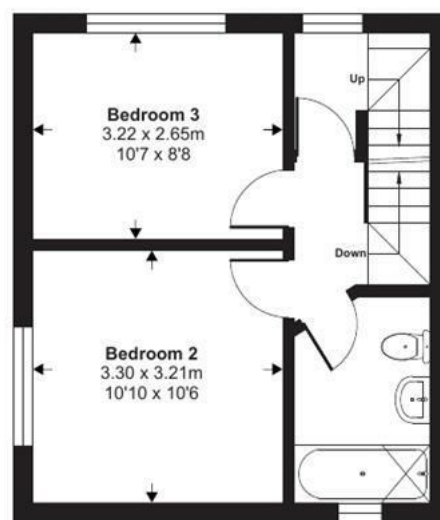


Approximate Area = 1072 sq ft / 99.5 sq m

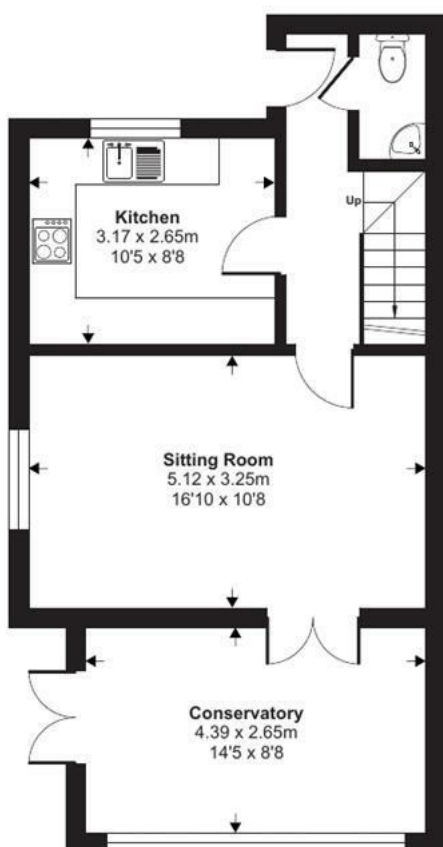
For identification only - Not to scale



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1315682

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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