



**Beech Tree Cottage Penhaven Estate, Bideford, EX39 5PL**

**Asking Price £375,000**

Discover your dream home in the heart of Parkham village with Beech Cottage—a charming three-bedroom detached family home that blends contemporary comfort with serene rural surroundings. Perfect for those seeking a tranquil retreat without sacrificing modern amenities, this gem in the sought-after Penhaven Estate awaits your visit.

Experience the Pinnacle of Rural Living at Beech Cottage, Penhaven Estate:

Discover the epitome of rural charm and modern comfort with this exquisite three-bedroom detached family home, perfectly situated in the highly coveted Penhaven Estate in the picturesque village of Parkham. This property offers a unique blend of contemporary amenities and serene countryside living, ideal for those seeking both comfort and convenience.

#### Key Features:

**Spacious Living Areas:** Enjoy the generous 17'6" lounge, perfect for family gatherings and relaxation.

**Gourmet Kitchen/Dining Room:** The 17'10" fully fitted kitchen/dining area is designed for the culinary enthusiast, providing ample space for dining and entertaining.

**Practical Additions:** Benefit from a ground floor cloakroom and a 6'11" utility room, enhancing daily convenience.

**Comfortable Bedrooms:** The first floor houses three bedrooms, including a master suite with an en-suite shower room, and a separate family bathroom.

**Outdoor Enjoyment:** Delight in your own private rear garden and patio seating area, ideal for outdoor relaxation and entertaining.

**Ample Parking:** The property features a private driveway with dedicated parking space.

**Heating:** The home is oil-fired centrally heated, ensuring warmth and comfort year-round.

#### Prime Location:

Beech Cottage is nestled in the vibrant village of Parkham, renowned for its strong community spirit and rich local amenities. The village boasts a primary school, a historic thatched inn with a restaurant, a local butcher, a garage, a church, a Methodist chapel, and bus services to Barnstaple and Bideford.

Surrounded by the scenic Devonian countryside and just three miles from the stunning North Devon coastline, the location offers unparalleled natural beauty and tranquility. The property also enjoys easy access to the A39 North Devon Link Road, facilitating smooth travel to Bideford (approximately 7 miles away) and Barnstaple, the regional hub of North Devon, both offering a wide range of shops, amenities, and recreational facilities.

Embrace the Best of Both Worlds:

At Beech Cottage, you can revel in the peaceful countryside lifestyle without sacrificing modern conveniences. This property is more than just a home; it's a lifestyle opportunity not to be missed.

Contact us today to schedule a viewing and experience the charm and elegance of Beech Cottage for yourself.

Lounge 17'9" x 14'2" (5.43 x 4.34)

Kitchen / Dining Room 17'5" x 14'2" (5.33 x 4.34)

Utility room 6'11" x 6'5" (2.11 x 1.98)

Bedroom 1 17'7" x 10'0" (5.38 x 3.07)

Bedroom 2 13'3" x 9'6" (4.06 x 2.92)

Bedroom 3 9'10" x 7'6" (3.02 x 2.31)

#### SERVICES & ADDITIONAL INFORMATION:

Tenure: Freehold

Mains electricity, Oil-fired central heating.

Mains Drainage

The property is currently let. The fixed terms ends on the 28th August 2024 and the vendor has indicated they will serve notice if a suitable proceedable offer is made. Notice for this property is 2 months.

The pictures displayed may contain historical pictures.

#### DIRECTIONS:

From Bideford Quay proceed on the A386 Torrington road and as approaching Landcross take a turning right by the old converted chapel signposted to Buckland Brewer and Parkham. Continue on this road for approximately 7 miles until reaching a turning right signposted to Parkham. Take this turning right going around the sharp bend up the hill until coming into the village. At the T-junction take a left hand turning, continue into the village then taking the next left signposted to the Old Penhaven Hotel (which is no longer a hotel). There is an un-made stoney drive to the right-hand side, take this road and continue to the virtual end of this driveway and if you round the corner Beech Tree Cottage is the third property on your left-hand side with a nameplate clearly displayed.

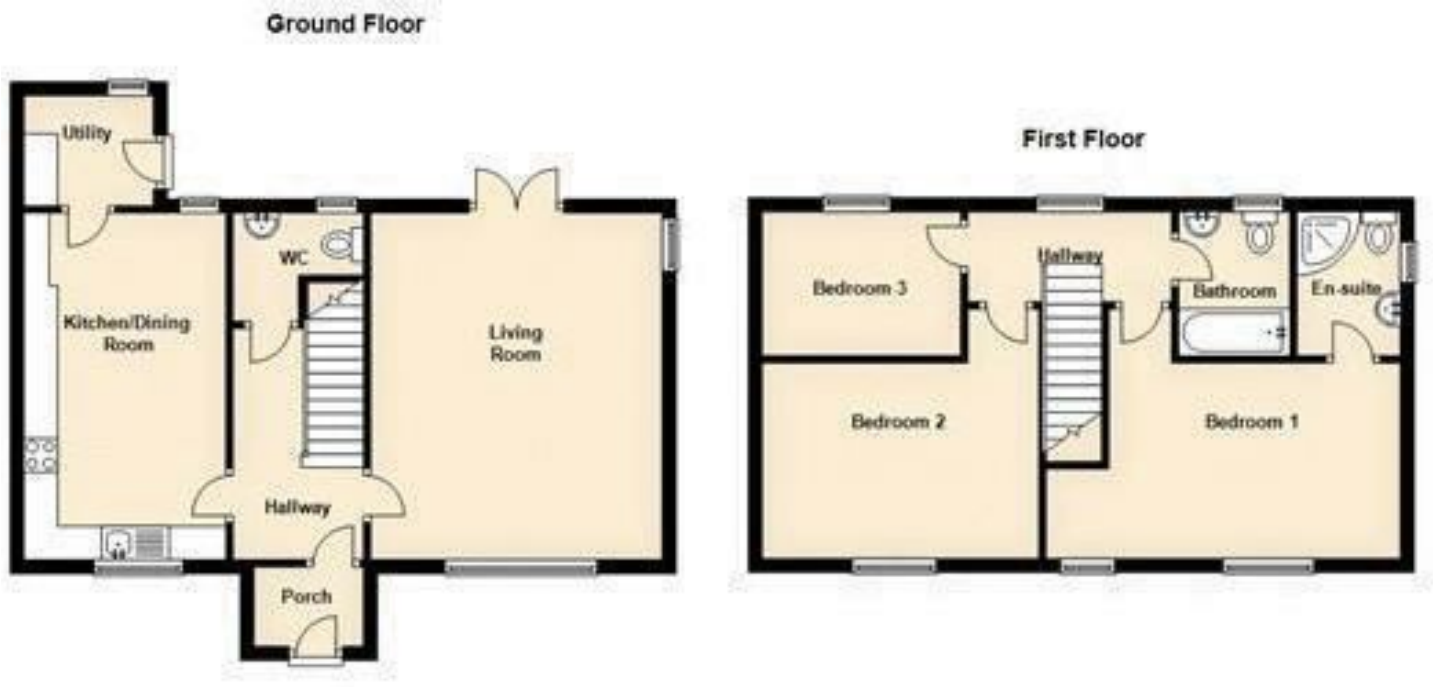
#### MEASUREMENTS

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

[Consumer Protection and Unfair Trading Regulations](#)

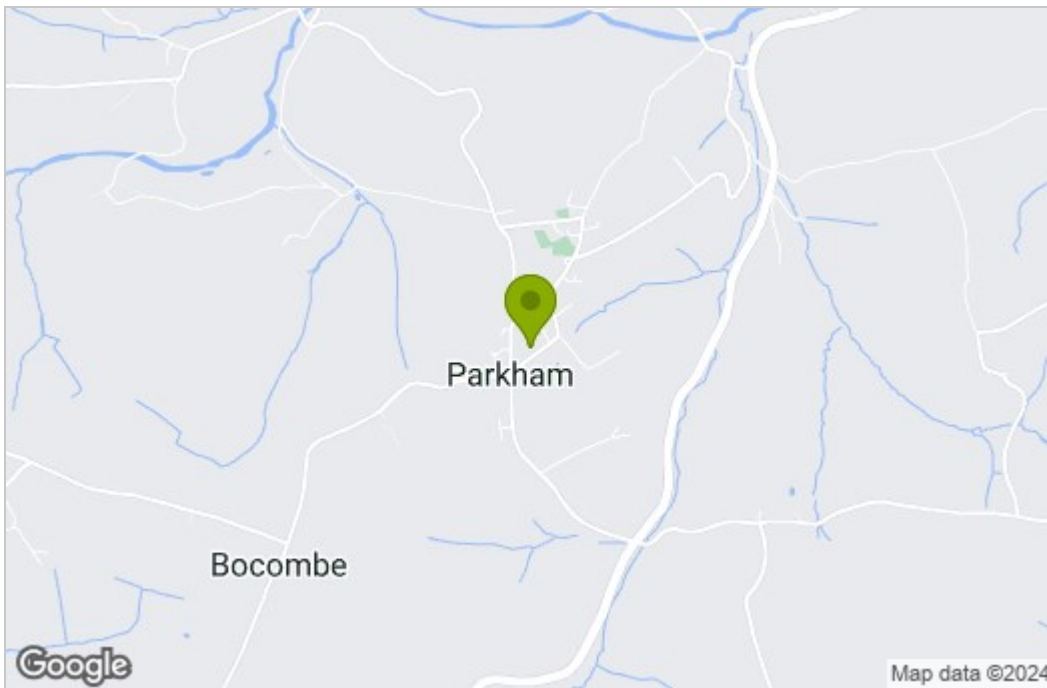


# Floor Plan

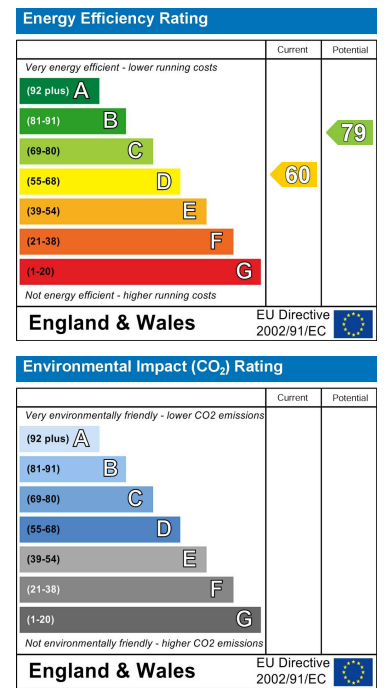


All dimensions are estimates only and may not be exact measurements. Square Meters are approximate. Supplied by Convert EPC Surveyors  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP