



Willow Cottage Penhaven Estate, Bideford, EX39 5PL

£155,000

A charming 1-bedroom cottage on the Penhaven Estate in the popular village of Parkham, just a short drive from Bideford. Ideal as a first home, second home or holiday let, it comes with no onward chain and two allocated parking spaces.

Description

Willow Cottage is one of five charming former holiday cottages set within the attractive Penhaven Estate. Now benefiting from full residential status, the property offers excellent versatility—ideal as a permanent residence, a second home, or a holiday let investment.

The ground floor features a spacious open-plan layout with a well-equipped kitchen, complete with a breakfast bar, and a generous living area that easily accommodates both lounge and dining furniture.

Upstairs, the first floor comprises a comfortable double bedroom with its own en-suite shower room, providing a private and peaceful retreat.

Externally, the cottage enjoys a patio area and tiered planting beds to the front, perfect for enjoying the outdoors. In addition, the property comes with two allocated parking spaces, adding convenience for residents and guests alike.

The property is situated within the popular village of Parkham, which has a lively community spirit centred around the village hall. In addition, there is a primary school, a historic thatched inn with a restaurant, together with a local butcher, garage, church, Methodist chapel, and bus services to Barnstaple & Bideford. The whole of the village is surrounded by open typically Devonian undulating countryside and is within three miles of the North Devon coastline. The property is in easy reach of the A39 North Devon Link Road providing easy access to Bideford (approximately 7 miles distant) and Barnstaple (the regional center of North Devon with both towns providing a good range of shops, amenities and recreational facilities).

Living Area 19'11" x 13'0" (6.092 x 3.976)

A versatile space that has enough room to fit lounge furniture as well as a small dining table. The kitchen is equipped with plenty of storage space as well as a built-in hob, and microwave oven. The lounge/dining area will be carpeted while the entrance area has slate tiles and the kitchen has laminate flooring. Stairs lead to the first floor and the under-stairs cupboard houses the modern immersion heater. UPvc double glazed windows to front elevations.

Landing

The landing provides access to the bedroom and ensuite. The flooring will be carpeted

Bedroom 10'6" x 12'2" (3.21 x 3.73)

The bedroom comes with a fitted wardrobe and a handy vanity counter. uPVC window to front elevation and engineered wood flooring.

Ensuite Shower Room

A well-equipped en-suite with a large shower as well as a modern sink and toilet.

Outside Space

A fence provides a private courtyard space with a tiered planting area and a patio area.

The property has allocated parking outside the front garden area.

Information

Tenure - Freehold

Heating - Mains Electric Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - E 53 - Potential to be A 123

Nearest Primary School - Parkham Primary (approx 0.15m)

Nearest Secondary School - Atlantic Academy (approx 2.24m)

Seller's position - No onward chain

Rental Income

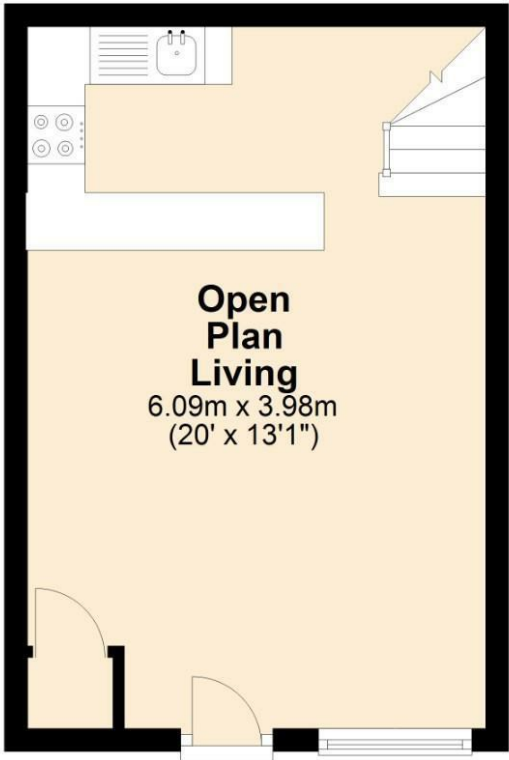
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £650pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

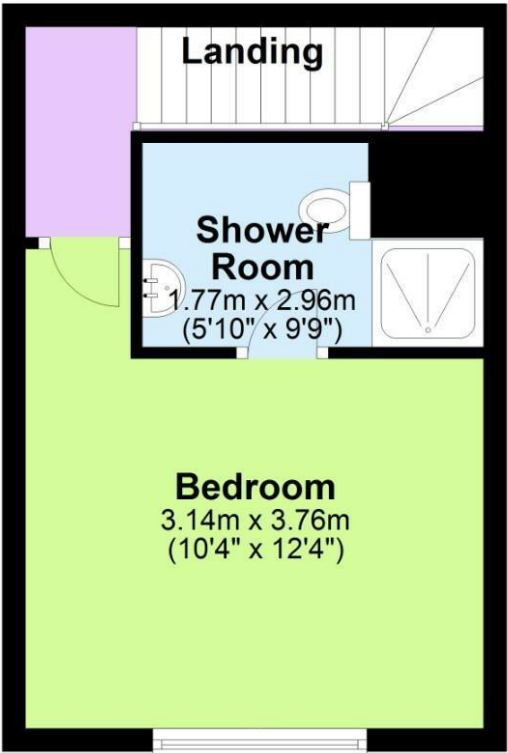
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Floor Plan

Ground Floor



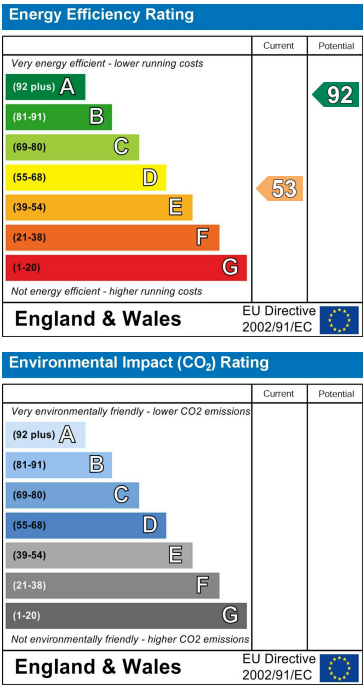
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.