

3 Pickards Pasture

Parkham, Bideford, EX39 5QD

Offers In The Region Of

£500,000



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A Three Double Bedroom Bungalow Situated In A Popular Village And Finished To A High Specification

3 Pickards Pasture, Parkham, Bideford, EX39 5QD



Occupying a generous plot within an exclusive development of just five individually designed homes, this outstanding detached bungalow offers beautifully appointed, single-level living in one of North Devon's most desirable villages.

Constructed in 2024 to an exceptional specification, the property has since been significantly enhanced by the current owners, who have invested in high-quality upgrades throughout. The result is a stylish, contemporary home combining spacious open-plan living with meticulously landscaped gardens and extensive parking, all within walking distance of the village amenities.

At the heart of the home is a stunning open-plan kitchen, dining and living space, designed for modern family life and entertaining. Flooded with natural light from wide bi-fold doors opening onto the rear terrace, the room enjoys impressive vaulted ceilings and creates a wonderful connection between the indoor and outdoor living spaces.

The bespoke kitchen is finished with Silestone quartz worktops and an extensive range of premium integrated appliances, while a separate utility room provides additional storage and practical everyday space.

The accommodation is equally impressive, offering three generous double bedrooms. The principal bedroom benefits from a luxurious en-suite shower room, whilst the remaining bedrooms are served by an elegant four-piece family bathroom featuring both a bath and separate shower.

The rear gardens have been extensively redesigned to create an attractive, low-maintenance outdoor space. A generous paved entertaining terrace extends directly from the living accommodation, leading to beautifully maintained lawns, colourful flower borders and thoughtfully planted beds, all enclosed to provide a high degree of privacy. It is an ideal setting for both relaxing and entertaining throughout the year.

Designed with energy efficiency in mind, the property benefits from an air source heat pump, underfloor heating throughout and uPVC double glazing, ensuring excellent comfort and economical running costs.

Overall, the property is built to a high standard and offers excellent first class retirement living within a beautiful village setting, feel free to contact the Bideford office for more information.

Measurments

Entrance Hall

Kitchen, Diner & Lounge 7.73 x 7.12 (25'4" x 23'4")

Utility Room 2.92 x 1.53 (9'6" x 5'0")

Bedroom 1 4.46 x 3.55 (14'7" x 11'7")

Bedroom 2 4.46 x 4.08 (14'7" x 13'4")

Bedroom 3 3.02 x 2.96 (9'10" x 9'8")

Bathroom

Ensuite

Garage 5.13 x 3.84 (16'9" x 12'7")





Parkham is a thriving and highly regarded North Devon village offering an excellent range of day-to-day amenities including a popular primary school, traditional village inn, award-winning butcher, village hall, church and regular community events.

The nearby port town of Bideford, approximately seven miles away, provides an extensive range of shopping, schooling, supermarkets, cafés and leisure facilities, whilst the spectacular North Devon coastline is within easy reach. Westward Ho!, Bucks Mills, Appledore and Instow all offer beautiful beaches, coastal walks and excellent restaurants, making this an outstanding location for those seeking both village life and easy access to the coast. The A39 provides excellent links throughout North Devon, connecting to Barnstaple and onwards to the M5 via the North Devon Link Road.

Outside, the property continues to impress. The front offers an expansive block-paved driveway with parking for numerous vehicles alongside an integral garage with electric roller door.

To the rear, beautifully landscaped gardens have been thoughtfully designed to create a private and peaceful setting, with extensive paved terraces ideal for outdoor dining, manicured lawns, colourful planted borders and an attractive central feature bed providing interest throughout the seasons.

DIRECTIONS

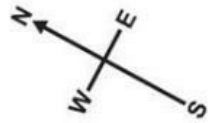
Leaving Bideford on the A386, continue on this road for approx. 1 mile, turn right at 'Landcross', signed Parkham follow this road for approx. 5 miles, turn right, signed 'Parkham' onto 'Brewers Hill', follow this road, keeping left after passing over the bridge, for approx. 0.7 miles, upon entering the village, at the T-Junction, turn left into 'Barton Rd', follow this road for approx. 215 yards, the entrance for 'Pickards Pasture' will be found on the right, No.3 will be straight ahead, with Phillips Smith & Dunn 'For Sale', board clearly

VIEWING

**By appointment through
Phillips, Smith & Dunn Bideford Office on
01237 879797**







Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



Ground Floor