



Foxdown Cottage



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Parkham, Bideford, EX39 5PJ

SW coastal path- 4 miles, Parkham village- walking distance,
Bideford- 6 miles

A delightful and well-appointed period home near Parkham. Approx 5.5 acres of picturesque gardens, and woodland

- Characterful 18th-century stone cottage
- Blending charm and comfort
- Underfloor heating
- Workshop, outbuildings, & ample parking
- Freehold
- Approx. 5.5 acres of grounds
- Mature gardens, ponds, & woodland
- Peaceful rural setting
- A rare opportunity
- Council tax band F

Guide Price £765,000

SITUATION

Foxdown Cottage enjoys a stunning setting close to the village of Parkham, within a short distance of two village pubs, providing an ideal balance of peaceful countryside living with access to local amenities. The location offers excellent walking, riding, and outdoor opportunities amidst North Devon's beautiful scenery. Parkham is a thriving and welcoming community, offering a well-regarded primary school, historic parish church, and the highly popular Bell Inn—a traditional pub known for its food and friendly atmosphere. The village also benefits from a local shop and active community hall hosting regular events and activities. Despite its tranquil surroundings, the property remains well-connected, with the coast and towns of Bideford, Clovelly, and Hartland all within easy reach. This location provides an ideal balance of countryside living and access to local amenities, as well as excellent opportunities for walking, riding, and exploring the nearby South West Coast Path.



DESCRIPTION

Foxdown Cottage is a beautifully-presented period residence dating back to 1794, constructed from stone under a slate roof. Extended in 2000 to provide additional living space, the property now offers a spacious and flexible layout extending to approximately 2,387 sq ft (221.7 sq m). Character features abound, including solid pine flooring, antique pine doors, and a delightful original stove alcove in the reception area. The cottage blends charm and modern living with underfloor heating throughout both the ground and first floors.

ACCOMMODATION

The front door leads to a useful hallway to the left and cosy snug to the right. Both open out onto the spacious family room and sitting room making for versatile reception spaces, perfect for any occasion. The large open plan kitchen/dining room is fitted with pine units, a freestanding Calor gas hob and cooker, and an attractive tiled floor. A mezzanine area above provides a large, light-filled open area with Velux windows, currently configured as a wonderfully spacious bedroom. The ground floor is completed by a useful shower room with WC and washbasin and a light and bright conservatory, overlooking the impressive sweep of the gardens.

From the first floor landing Bedroom 2 and Bedroom 3 overlook the front of the cottage, a family bathroom and Bedroom 1 with its en suite shower room overlooks the gardens to the rear.

OUTSIDE

The gardens are a delight with lovingly-tended lawns, beds and borders to provide a feeling of tranquillity and a haven for wildlife. An old well remains on the site, a nod to the property's history and rural roots. The large summer house, although in need of some improvement, presents excellent potential for use as a studio, office, or guest space. Extending to approximately 5.5 acres, the grounds encompass a rich mix of more formal gardens, woodland, and two mature ponds. An extensive selection of mature, varied trees border the gardens and lead into a separate woodland area, which includes a secret garden – a private, tucked-away spot perfect for quiet reflection or creative use.

PROPERTY INFORMATION

Workshop and garage plus plenty of parking. Mains electricity. Private drainage via serviced sewage treatment plant. Private bore hole water supply, filtered directly into the kitchen. Oil-fired central heating with new oil tank. Calor gas hob and cooker. According to Ofcom, Ultrafast broadband is available at the property, and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website. what3words.com/jolly.singers.upsetting



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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