



2 Stanley Court
Parkham | EX39 5FA

JAMES FLETCHER
POWERED BY **exp** UK

2 Stanley Court

Nestled on the edge of the popular North Devon village of Parkham, this impressive 4-bedroom detached home is well-placed in a tranquil semi-rural position, and perfectly balances countryside charm with stylish modern living. Beautifully presented throughout, the property enjoys spacious and well-planned accommodation, with generous living space opening onto attractive wraparound gardens, along with a large driveway and a double garage. Recently constructed circa 2020, the property also offers peace of mind and is sold with the remaining balance of the 10 year NHBC warranty. Boasting space, style and comfort, along with high-efficiency and low-maintenance, this exceptional residence is perfect for growing families, those hoping to downsize or relocate, seeking "The Good Life" within this much sought-after village location.

Well-positioned on the edge of the village, the property is just a short stroll from everything Parkham has to offer, including The Bell Inn, local butchers, the village hall and nearby infant & primary school. Equidistant of both Bideford & Great Torrington, approximately 8 miles away, and close to the idyllic North Devon coast, with Peppercombe beach, Bucks Mill & Hartland Quay all a short drive away, the property offers the best of both countryside & coastal living.

Bideford provides a wide range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, primary & secondary schooling and supermarket shopping, along with the Tarka Trail - perfect for exploring the region on foot or two wheels. From Bideford, the coast is close to hand with the sandy beach at Westward Ho!, the historic maritime village of Appledore, and the tourist hotspot of Instow all well-connected. Great Torrington is a historic market town, brimming with rich history and natural beauty with scenic walks on Torrington Commons, along with RHS Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub, also with primary & secondary schooling.

Nearby, the A39 also provides a convenient route to Barnstaple, with High Street shopping along with the Tarka rail line to Exeter in the South, and connects to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, the property opens to a bright and inviting hallway with large feature windows and glass balustrading flooding the home with natural light, along with attractive Karndeen flooring and underfloor heating that continues throughout the ground floor. The accommodation then flows seamlessly offering the perfect balance of space without compromise, and enjoys a generous kitchen/diner/family room with an additional snug, a spacious lounge, ground floor cloakroom, a useful utility room and understairs storage. Boasting a triple aspect, the kitchen offers a wonderful social space and is stylishly-fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include; an oven and hob with a stainless steel extractor over, fridge/freezer and a dishwasher. Also enjoying ample dining space with bi-fold doors onto the garden, along with a "hideaway" snug - the ideal spot to unwind with a good book. The lounge also enjoys a dual aspect and bi-fold doors onto the garden - creating the perfect transition from inside to outdoor living. In addition, the cloakroom is fitted with a low-level W.C and wash basin, whilst the utility room offers work surfaces comprising a sink & drainer unit with useful storage above and below, along with space and plumbing for a washing machine and tumble dryer (or additional freezer), and a personal door to outside - an excellent boot room after countryside walks around the village. The ground floor also features underfloor heating throughout.

Stairs to the first floor open to a spacious landing with a vaulted ceiling feature, glass balustrading and large windows allowing natural light to flow in. The first floor offers 4 double bedrooms along with a family bathroom. The main bedroom features built-in wardrobes, a countryside view to the rear and a stylish ensuite fitted with a shower, low-level W.C, wash basin and heated towel rail. 3 further double bedrooms all offer flexibility for families, visitors or adaptable space for home working, with each enjoying varying views and glimpses of surrounding countryside. The family bathroom is well-fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and a heated towel rail.

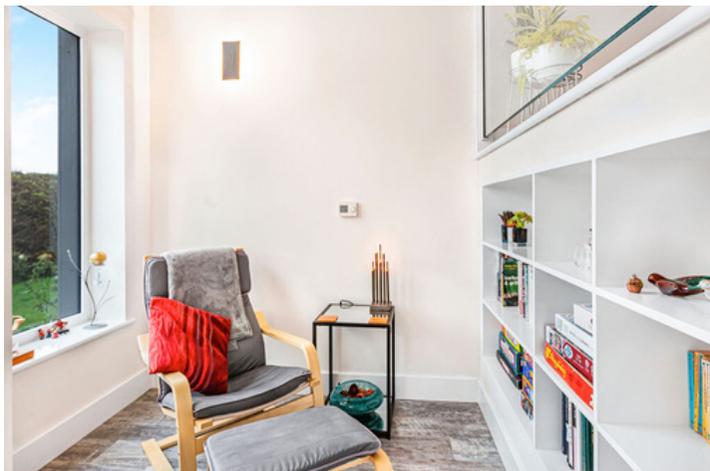
In all, this impressive home offers a wonderful balance of space, style and comfort along with high-efficiency, all perfectly-positioned within this much sought-after North Devon village and close to the coast.

OUTSIDE & PARKING

The property is approached at the front by a large brick-paved driveway providing ample off-road parking for up to 5 cars, and leading to the double garage with up and over doors, light and power connected. The front garden is planted for easy maintenance with attractive flower beds home to mature plants and shrubs. There is useful gated access to the rear garden which enjoys a large patio along with a wraparound lawn and a natural hedge boundary at the rear. Offering a blank canvas for keen gardeners or space for adventurous little ones and four-legged friends to explore, the garden offers low maintenance for those seeking an easy lifestyle. There are also 2x external electric points and an outside tap.

AGENTS NOTE

There is a service charge of approximately £260pa, payable as a contribution to communal parts of the development.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.



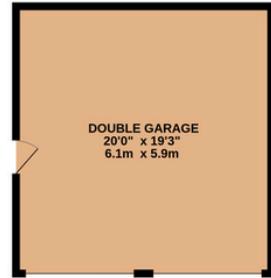


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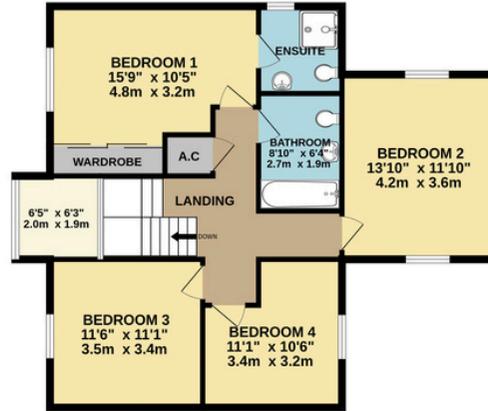




GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



STANLEY COURT, PARKHAM

TOTAL FLOOR AREA : 2055 sq.ft. (190.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** Mains electricity, water & drainage. Air source heating. Underfloor heating on the ground floor. Radiators on the first floor.
- **Useful Info:** Remainder NHBC Warranty.
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.