



6 JACOBS FIELD  
PARKHAM, BIDEFORD, DEVON, EX39 5UZ

£475,000

Tucked away within a quiet cul-de-sac, 6 Jacobs Field is a well-proportioned detached family home offering comfortable, versatile accommodation and a wonderfully generous garden, ideal for growing families and those seeking a more relaxed pace of life.

The property welcomes you with a sense of space and practicality. The dual-aspect lounge is light and inviting, providing an ideal setting for both everyday living and quieter moments, while a separate dining room offers the perfect space for family gatherings and entertaining.

The kitchen, complemented by a useful utility room, is thoughtfully arranged and presents exciting scope to create a stylish open-plan kitchen and dining environment, should one desire. A convenient ground floor cloakroom adds further practicality to the layout.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The master bedroom benefits from its own en-suite facilities, while a family bathroom serves the remaining bedrooms with ease.

Outside, the gardens are a particular highlight. The level rear garden is fully enclosed and notably generous, having been thoughtfully extended with additional land acquired from a neighbouring farmer. This creates a delightful outdoor space with ample room for children to play, keen gardeners to potter, or for simply relaxing and entertaining during warmer months.

A handy timber shed provides additional storage, while the overall setting offers a pleasing sense of privacy and openness





To the front, a driveway provides tandem parking for up to four vehicles and leads to the double garage, offering excellent storage and further potential. The property also benefits from oil-fired central heating and uPVC double glazing throughout.

### **LOCATION**

Situated within the popular semi-rural village of Parkham, the property enjoys a welcoming community atmosphere with local amenities including St Peter's Church, The Bell Inn, a well-regarded primary school, village hall and Honeys local butcher.

The surrounding North Devon countryside is easily accessible, while nearby towns provide a wider range of facilities, making this an appealing home combining village charm with everyday convenience.

***A spacious and adaptable family home in a peaceful village setting, offering room to grow, space to breathe and a lifestyle to truly enjoy.***

### **NEED TO KNOW**

Services: Mains electricity, water & drainage. Oil fired central heating  
Energy Performance Certificate: D (66)  
Council Tax: Band E (£3,128.48)

**What3Words:** them.emblem.bagpipes





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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