



Longclose Cottage  
Parkham, Bideford, Devon EX39 5PQ

Offers Over: £450,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A detached country home occupying a lovely position on the edge of the village with far-reaching views, wonderfully well-stocked gardens and adjoining paddock - in all 2 acres. The character property combines old & new quite beautifully, with light & spacious accommodation that briefly comprises 2 charming reception rooms, conservatory, kitchen, utility, 3 very generous bedrooms (formerly 4), & family bathroom. Outside is a gated driveway with plenty of parking and a double garage.

Situated close to the picturesque village of Parkham with its Church, village hall, primary school and butchers. Within 4 miles is the Atlantic Village Shopping Centre and Asda supermarket. The popular Hoops Inn is within easy driving distance. The wonderful North Devon coast is within a 15-20 minute drive at Hartland and Abbotsham Cliffs, whilst both Westward Ho! and Appledore are close at hand. Some 5 miles away is the Historic Port town of Bideford with its wide range of shopping, banking and leisure facilities whilst the popular self-contained village of Bradworthy is 8.5 miles distant. The Cornish coastal town of Bude is approximately 20 miles away with its magnificent beaches and range of shops.



## GROUND FLOOR



**Dining Room**  
4.04m x 3.91m (13'3 x 12'10)

**Sitting Room**  
5.10m x 3.91m (16'9 x 12'10)

**Conservatory**  
3.53m x 2.92m (11'7 x 9'7)

**Kitchen/Breakfast Room**  
7.46m x 2.08m (24'6 x 6'10)

**Utility/Boot Room & Cloakroom**

## FIRST FLOOR



**Bedroom 1**  
4.09m x 3.17m (13'5 x 10'5)

**Bedroom 2**  
5.18m x 3.17m (17' x 10'5)

**Family Bathroom**

**Bedroom 3**  
5.1m x 2.23m (16'9 x 7'4)

**Adjoining Garage**  
5.79m x 5.33m (19' x 17'6)

## OUTSIDE

The gardens of Longclose are quite special and are of particular note. There are numerous raised flowerbeds, fruit trees, mature borders and level areas of lawn plus eye catching features like a pergola, stone & slate shed, greenhouse and vegetable garden, a pretty orchard and further stone outbuildings. Adjoining the gardens is a grass paddock of approximately 1 acre which is perfect grazing land.



**Services:** Mains water, electricity, private drainage & oil-fired central heating

**Energy Performance Certificate: E**

**Council Tax Banding: E**



## Directions

From Bideford Quay, with the River Torridge on your left-hand side, proceed towards Great Torrington. At the mini-roundabout turn left on the A386 signposted 'Torrington.' Stay on this road and just before entering the village of Landcross, turn right signposted 'Parkham.' Proceed along this road for approximately 5 miles, passing the turning for Buckland Brewer. Turn right signposted 'Parkham' and continue up the hill until you reach the village. At the T junction, turn left and proceed through the village, passing a garage on the left. Turn right shortly after signposted Bocombe and continue for approximately 0.5 mile and the property will be found on the left.



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