



**Cottage Meadow**  
Parkham, Bideford, Devon EX39 5PH

Price Guide: £800,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Cottage Meadow is a beautifully presented detached Grade II listed country residence with four bedrooms situated within 4.74 acres of gardens, paddocks, orchard and large barn/workshop - enjoying a truly idyllic position on a gently southerly slope above the River Yeo valley and just on the edge of the village of Parkham.

The property is a superb opportunity to establish a home business such as car sales or dog kennels or it equally appeals as a home with equine potential or simply a special place to live with your own space around you.

Approached through electronic five bar gates and then its own private tree lined sweeping driveway, the arrival at Cottage Meadow is of particular note. The driveway forks into two - the main drive winding through the grounds before opening to an extensive parking area, with a detached triple open fronted garage and pathway leading to the house. The other leading to an extensive parking area allowing space for easily in excess of 20 vehicles – all in front of a 1600sqft barn/workshop with power and lighting.

Set within approximately 4.74 acres, the grounds are very special and comprise delightful gardens, paddocks and prolific orchard plus the polytunnel and various outdoor sheds etc.

The property has been thoughtfully modernised throughout by the current owners, who have carefully enhanced the interior to create a beautiful blend of modern comfort and character with features such as exposed wooden beams, original fireplaces with bread oven and beautiful hand-made windows plus stunning kitchen and bathrooms – using the highest quality materials.

Parkham is a desirable small rural village with 17<sup>th</sup> Century thatched pub and reputable Primary School. The port and market town of Bideford is approximately 8 miles away and has a comprehensive range of local and national stores. The countryside around Parkham is of particular note and offers wonderful opportunities for walking and other country pursuits.

#### **Accommodation comprises:**

**Living Room**  
16'4" (4.98m) x 15'6" (4.73m)

**Dining Room**  
14'9" (4.51m) x 11'1" (3.40m)

**Sunroom**  
12'11" (3.96m) x 10'9" (3.28m)

**Kitchen**  
19'6" (5.96m) x 15'10" (4.83m)

**Utility Room**  
9'10" (3m) x 6'2" (1.91m)

#### **First Floor**

**Bedroom 1**  
13'3" (4.04m) x 11'5" (3.49m)

**En-Suite**  
8'10" (2.69m) x 4'10" (1.49m)

**Bedroom 2**  
12'9" (3.90m) x 10'9" (3.28m)

**Bedroom 3**  
16'5" (5.02m) x 8'4" (2.56m)

**Bedroom 4**  
10'10" (3.31m) x 7'11" (2.43m)

**Workshop**  
60'1" (18.32m) x 30'10" (9.41m)

**Garage/Car Port**  
30'5" (9.27m) x 17'3" (5.26m)

**Square Footage of House and Barn:**  
**House 2334 (216.8m)**  
**Barn 1870 (173.7m)**  
**Total 4204 (390.5m)**

#### **Services:**

Mains electric, oil fired central heating with private septic tank drainage and borehole water supply with a back up well.

**Energy Performance Certificate: D**

**Council Tax Banding: F**

#### **Directions:**

From Parkham village continue past the chapel and take the next right. Turn left signposted towards Bocombe. Proceed to the bottom of the hill and continue up the hill as it bends to the right, stay on this road for ¼ mile where the property can be found on the right.





These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



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Approximate total area<sup>(1)</sup>

107.8 m<sup>2</sup>

1159 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

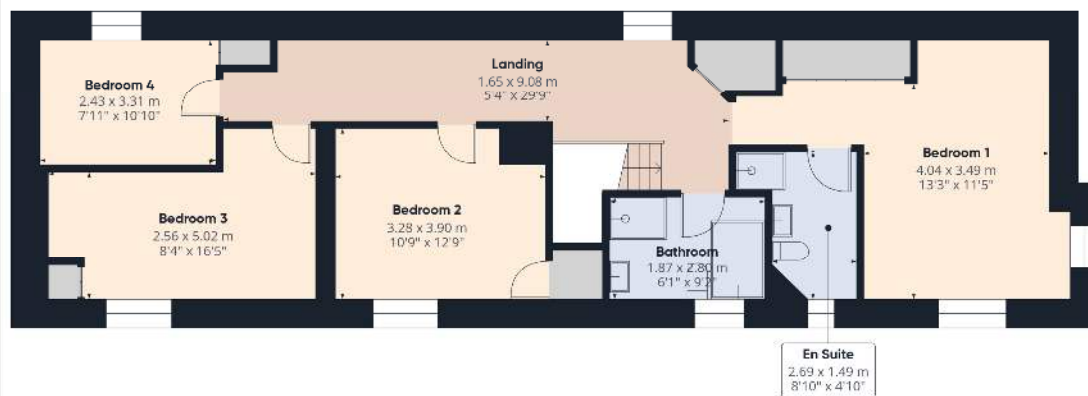
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom



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Approximate total area<sup>(1)</sup>

83.2 m<sup>2</sup>

894 ft<sup>2</sup>





**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

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