



1, St James Close



STAGS

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Parkham, Bideford, Devon EX39 5TU

Bucks Mills 4 miles, Woolsery 4.6 miles, Bideford 7 miles,
Barnstaple 17 miles

**A spacious and versatile detached house
with off-road parking, double garage and
lovely gardens**

- 4/5 Bedrooms
- Dining Room
- Study/Bed 5
- Front & Back Garden
- Freehold
- 19ft Sitting Room
- Kitchen/Breakfast Room & Utility Room
- Double Garage & Parking
- Village with Amenities
- Council Tax Band 'E'

Guide Price £565,000

SITUATION

The property is situated in the heart of the traditional Devonshire village of Parkham which has a primary school, community hall, butchers, places of worship and village pub. Nearby is the highly favoured thatched public house and hotel 'The Hoops Inn'. The rugged North Devon coastline at Bucks Mills, approximately 4 miles away, has a pebbled beach and coastal footpath offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 1.5 miles away, Woolsery 4.9 miles and the heritage village of Clovelly approximately 7 miles away. Westward Hol is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 6 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 14 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.



DESCRIPTION

1 St James Close is a superbly presented home offering spacious and versatile accommodation, as well as enough off-road parking for a number of vehicles and a double garage, all nestled in this quiet cul-de-sac location. The garden has a south-facing aspect and full solitude. This excellent property will appeal to anyone seeking space, flexibility, and convenience and needs to be viewed to be fully appreciated.

ACCOMMODATION

On entry you are welcomed by a light and spacious hallway which sets the tone for the rest of the house.

On this floor there is a downstairs cloakroom and an internal door into the garage, a study/5th bedroom, the impressive living room with fireplace and wood burner set into the chimney breast with an oak beam mantle and French doors that lead out onto the rear garden terrace. A separate dining room offers space for family gatherings or more formal occasions. The kitchen offers a range of modern units with granite worktops, inset sink, integral dishwasher, fridge and freestanding electric AGA. There is space for a breakfast table, as well as access to the garden and utility room with additional washing facilities and space for all white goods.

The first floor offers a wonderful galleried landing with space for seating, creating a wealth of natural light from the Velux windows. The principal bedroom boasts a dressing area with fitted wardrobes and en-suite shower room. Bedroom 2 also provides an en-suite with free-standing claw foot bath and wardrobes. Bedroom 3 is a double room and enjoys some fine views whilst Bedroom 4 could be used a single room, baby room, office or hobby room. The family bathroom includes a bath with shower over, WC and wash hand basin.

OUTSIDE

To the front is driveway parking for multiple vehicles and double garage with access to the sunny and well-designed private garden which offers a spacious terrace area for seating, perfect for alfresco dining, a level area of lawn together with an assortment of mature hedging, shrubs and plants, giving the garden complete seclusion. There is a gated access to the side of the property with useful potting shed and storage area and access to the front.

PROPERTY INFORMATION

Mains electric, water and drainage are connected.

LPG Gas central heating via radiators

Broadband: 'Standard' / 'Superfast' / 'Ultrafast' available (Ofcom)

Mobile phone coverage from the major providers is 'Variable' (Ofcom)

Brick build with tiled roof



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.

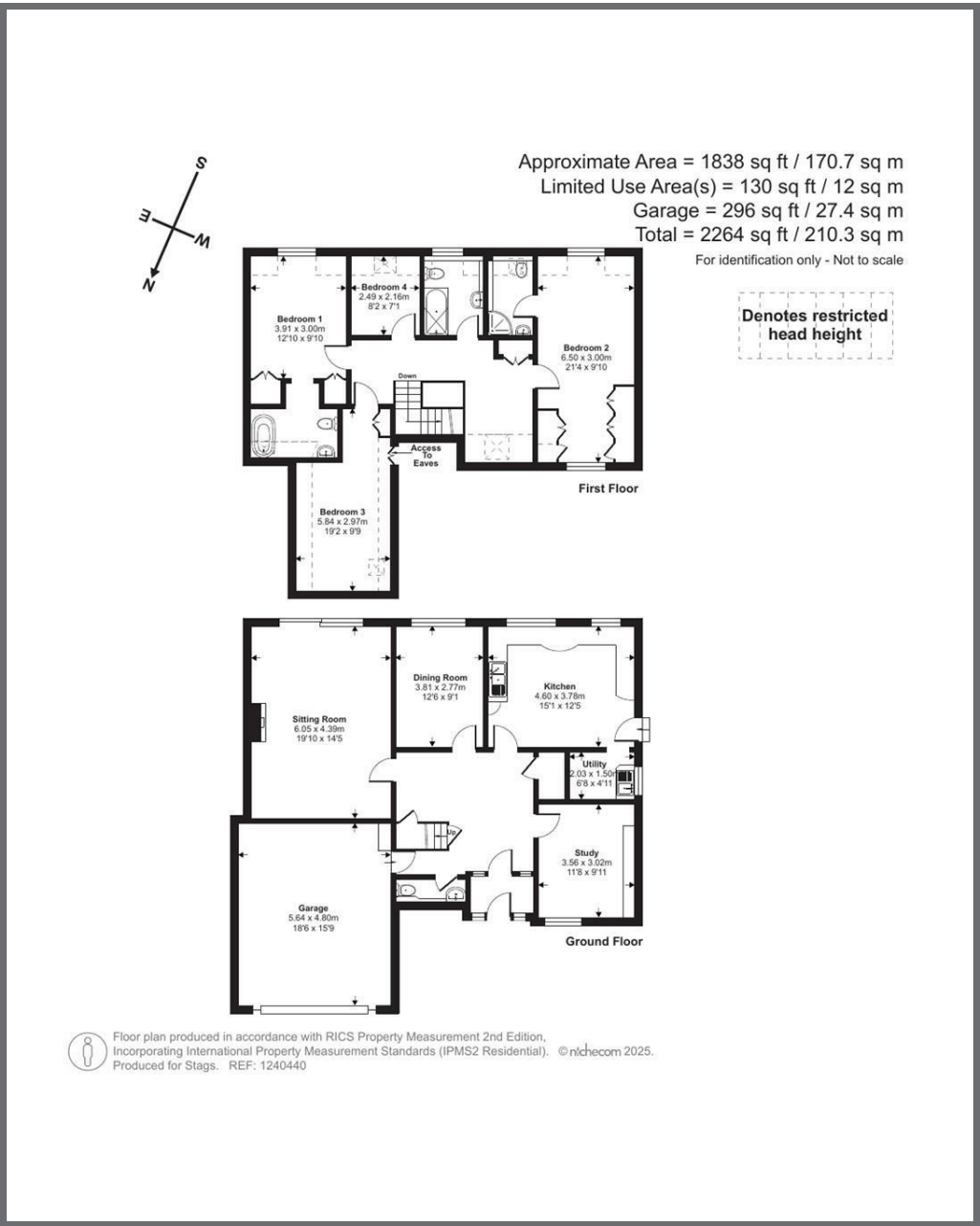


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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