



3 Pickards Pasture



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Parkham, Bideford, Devon, EX39 5QD

Bucks Mills (coast) 4 miles Woolsery 4.6 miles. Bideford 7 miles, Westward Ho! (Beach) 8 miles,

An exceptional, bespoke bungalow, located on an exclusive development, of just five properties.

- 3 Double Bedrooms (master ensuite)
- Large Open Plan Living Space
- Extensively Improved Throughout
- Garage & Parking for Multiple Vehicles
- Freehold
- High Specification
- Utility Room
- Beautifully Landscaped Gardens
- Village with Amenities
- Council Tax Band 'D'

Offers In The Region Of £515,000

## Situation

3 Pickards Pasture is one of just 5 properties, located on this bespoke and exclusive development. The sought-after village of Parkham offers the essential amenities that are the heartbeat of any thriving, rural village, that include; 'The Bell Inn' public house which offers accommodation, G.E Honey & Son, a highly regarded butcher, the Village Hall, St. James Church, Parkham Primary School and the Methodist Chapel to name a few. A daily bus service (Stagecoach 372) operates between Parkham - Barnstaple.

The port town of Bideford (7 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Bucks Mills (4 miles), Westward Ho! (7 miles) Appledore (9 miles) and Instow (10 miles) offer a mixture of sandy beaches, fine pubs/restaurants, rugged coastline/coves and a historic quay, amongst other amenities and attractions. The A39/North Devon Link Road bypasses Bideford and provides brisk passage in/out of the area, to the regional centre of Barnstaple (16 miles) and to the M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

## Description

No.3 Pickards Pasture is a large, detached bungalow, finished to an exceptionally high specification. The property was built by a small-scale developer and completed in 2024, when it was purchased by the current owners who have improved and remodelled the property both internally and externally, including a new and redesigned kitchen, landscaping the gardens, the creation of additional parking and a turning area. The spacious living accommodation is complemented by 3-double bedrooms (master ensuite), gardens, garage and parking for multiple vehicles.



### Accommodation

The front door opens into the large ENTRANCE HALL with double and single cupboards, and doors to all principle rooms. Part-glazed double-doors open to the KITCHEN / LIVING / DINING ROOM. This large (7.73 x 7.12m), open-plan room, provides a much sought-after, contemporary, family living space. The bespoke and exceptional KITCHEN is fitted with a comprehensive selection of white base and wall units, with Silestone quartz worktop and splashbacks, fitted appliances include' Neff, high-level Hide and Slide oven/grill, combination oven/microwave with warming drawer, induction hob with extractor hood over, dishwasher, AEG fridge/freezer, 1½ bowel stainless steel sink. The DINING AREA will effortlessly accommodate a very large table and the exceptionally spacious SITTING AREA is currently focused around the fireplace. The focal point of the room is the bi-fold doors, with full length window to the left, opening to the dining terrace and gardens. A door leads to the UTILITY ROOM (2.92 x 1.53m), with fitted worktop and space/plumbing for white goods and cupboard beneath, door to the small PLANT ROOM, glazed door to the dining terrace and back gardens and further door the GARAGE (5.13 x 3.84m), with electric roller door.

The MASTER BEDROOM (4.46 x 3.55m) is fitted with a large bay-window and has an ensuite shower room, with white suite, comprising; 'double' shower cubicle, basin/vanity unit beneath, WC & heated towel rail. BEDROOM 2 (4.46 x 4.08m) is also a spacious double room. BEDROOM 3 (3.02 x 2.96m), also a double room. THE FAMILY BATHROOM is fitted with a white, 4-piece white suite, comprising; bath, double shower, basin/vanity unit beneath, WC & heated towel rail and walk-in cupboard.

### Outside

The property occupies a slightly elevated position, offering enhanced privacy, behind a grass bank and well-maintained lawns. Provision for parking for multiple vehicles and turning area is available on the paved driveway. Gates on either side of the bungalow allow access to the back garden, a large, paved terrace provides a perfect, sheltered space for entertaining. The garden is predominantly laid to lawn, with pretty, well-maintained borders, central paved patio and a large circular, planted bed.

### Services & Additional Information

Mains water, drainage and electric are connected. Air-source heat pump. Full under-floor heating and uPVC double glazing throughout. Broadband: No information currently available (Ofcom). Please check with chosen provider. Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Good / Vodaphone - Variable (Ofcom). Please check with chosen provider. It is believed the property is of block construction beneath a tiled roof.

### Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

### Directions

If approaching from Bideford towards Torrington, leave the town on 'New Rd', with the river on your left, onto the A386, continue on this road for approx. 1 mile, turn right at 'Landcross', signed 'Littleham / Buckland Brewer / Parkham / Bradworthy', follow this road for approx. 5 miles, turn right, signed 'Parkham' onto 'Brewers Hill', follow this road, keeping left after passing over the bridge, for approx. 0.7 miles, upon entering the village, at the T-Junction, turn left into 'Barton Rd', follow this road for approx. 215 yards, the entrance for 'Pickards Pasture' will be found on the right, No.3 will be straight ahead, with Stags 'For Sale', board clearly displayed. What3words://uses.lushly.spell Postcode: EX39 5QD (Not to be relied upon).



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.



Approximate Area = 1394 sq ft / 129.5 sq m  
 Garage = 213 sq ft / 19.7 sq m  
 Total = 1607 sq ft / 149.2 sq m  
 For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1384609



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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