Crooked Lake

STAGS

Crooked Lake

Yeo Vale, Bideford, Devon, EX39 5ER

Parkham miles 1.2 Bucks Mills / the coast 4.7 miles. Bideford 6.5 miles.

A pretty three bedroom cottage with delightful gardens, a detached workshop and parking.

- 3 Bedrooms (master ensuite)
- 2 Reception Rooms
- Kitchen & Breakfast Room
- Garden Room
- 2 Bath/Shower Rooms
- Pretty Gardens
- Detached Workshop
- No Onward Chain
- Council Tax Band 'TBC'
- Freehold

Guide Price £449,999

Situation

Crooked Lake occupies an enviable, semi-rural location with no close neighbours, only a short distance from the sought-after villages of Parkham and Buckland Brewer.
The 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 (6.5 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 (5 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

Crooked Lake is a pretty, stone built, period (not listed) detached cottage, believed to date from the 1500's. The cottage offers well-proportioned but cosy accommodation and has been sympathetically renovated/extended over the years, offering modern convenience, whilst retaining a wealth of charm, character and period features. Three bedrooms and three reception rooms are complimented by pretty, well-tended gardens and grounds. Close to a good village, within a short distance of a large town, good arterial routes and within easy reach of the coast, Crooked Lake offers the potential to be a wonderful home or a perfect getaway/retreat.

Accommodation

The front door opens into the stone ENTRANCE PORCH with further door leading into the double aspect DINING ROOM with inglenook fireplace and door to the inner hallway with staircase leading up/storage beneath. The KITCHEN & BREAKFAST ROOM enjoys views over the back garden and is fitted with a range of base units with worktop over and matching wall-mounted units, appliances include; stainless steel sink, inset electric hob, integrated electric oven/grill, dishwasher, washing machine, space for tall fridge/freezer, the dining area adequately accommodates a dining table, with door opening to the sheltered patio/terrace. The large, double aspect SITTING ROOM has a woodburning fire, inset within a stone fireplace with log storage beside and door to the GARDEN ROOM with wrap-around triple aspect, Velux window and double door opening out to the 'south terrace' and gardens.

Upstairs hosts 3 bedrooms and family bathroom. BEDROOM 1 is a double room, with ensuite shower room, comprising; large shower, basin and WC. BEDROOM 2 is a spacious, double room, with views over the back garden. BEDROOM 3 is a well-proportioned single room, with fitted wardrobes/storage. The FAMILY BATHROOM is fitted with a white suite, comprising; bath/shower over, basin and WC.

Outside

The property is set back from the road behind a pretty, stone wall, with large stone built workshop (with power/light) and a large terrace, laid to gravel for ease of maintenance, with planted borders and a southerly aspect. There is an additional, walled patio/terrace on the other side of the house, with access from the kitchen, perfect to enjoy the morning sun.
A Japanese style wooden bridge and a pretty stone bridge, allow access over the shallow, stone and gabion bordered stream to the well-tended gardens. The gardens are predominantly laid to lawn, with mature, deep beds and borders, planted with a plethora of mature and flowing plants, a mature hedge provides a boundary to the open countryside beyond and a 5-bar gate offering alternate access. The property includes a plot of land, approx 0.4 acre, opposite Crooked Lake.

Services & Additional Information

Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Poor / o2 - Poor / Three - Poor / Vodaphone - Poor (Ofcom). Please check with chosen provider.
There is an additional area of garden, available on the other side of the road, for sale by separate negotiation.
Please be aware that the ceilings in both the dining room and sitting room, are lower than other rooms in the property.

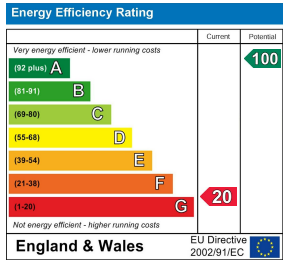
Viewings

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 Quay, with the River Torridge on the left, proceed in a southerly direction on New Rd / A386, signed Torrington & Okehampton, upon leaving the town, proceed straight over at the mini-roundabout and follow this road for approx. 1.3 miles, just before Landcross, turn right at the junction, signed; Littleham / Buckland Brewer / Parkham / Bradworthy, continue for approx 5.2 miles, and the property will be on your left.
Postcode: EX39 5ER (not to be relied upon)
What3words: ///snapping.insulated.given

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.



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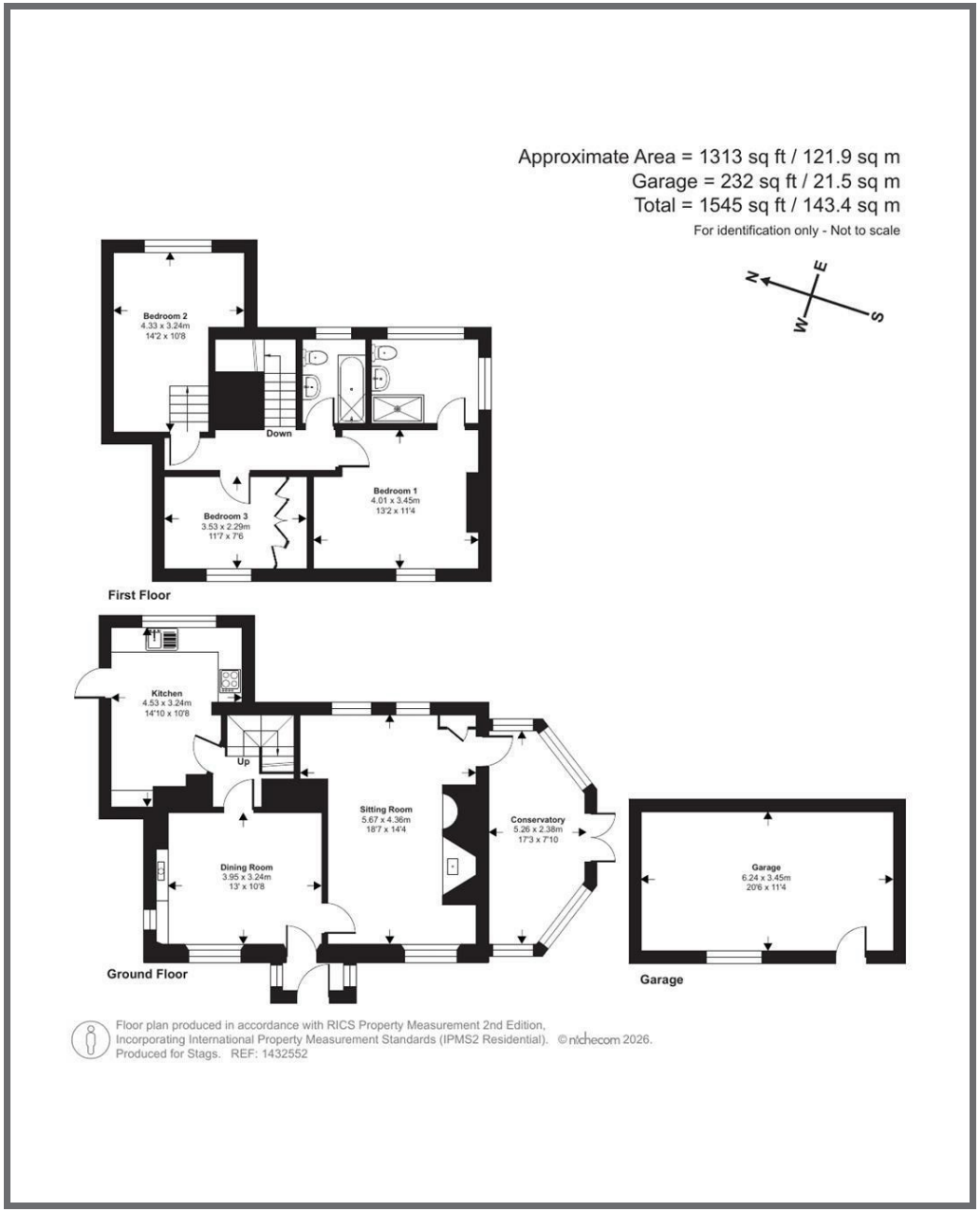
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