



Ivy Cottage Penhaven Estate, Rectory Lane, Bideford, EX39 5PL

£250,000

Step into the enchanting Ivy Cottage, a 2-bedroom haven nestled in the picturesque village of Parkham. The ground floor unveils an open-plan layout, seamlessly merging a modern kitchen with a spacious living area. Ascend to the first floor, where two double bedrooms await, including a master with a luxurious en-suite. Outside, discover a charming frontage with parking for two cars and a delightful lawn. Ideal as a holiday cottage, this turnkey property awaits a new owner. Don't miss your chance for a lifestyle of comfort and charm.

DESCRIPTION

Introducing Ivy Cottage, a captivating 2-bedroom retreat nestled in the picturesque village of Parkham.

Step into the heart of Ivy Cottage on the ground floor, where an expansive open-plan layout seamlessly merges a modern kitchen with a delightful breakfast bar and a spacious living area, offering the perfect canvas for creating your dream lounge and dining spaces.

Ascend to the first floor, where you'll discover two generously sized double bedrooms. The master bedroom boasts a luxurious en-suite equipped with both a bath and a shower, while an additional shower room enhances the convenience for residents.

Outside, the property's charm extends to the front, providing ample space to accommodate two vehicles and a charming small lawned area. A convenient storage shed is tucked away to the side, adding practicality to the overall appeal.

Situated in the thriving village of Parkham, Ivy Cottage enjoys a vibrant community spirit centered around the village hall. Residents benefit from local amenities, including a primary school, a historic thatched inn with a restaurant, a butcher, garage, church, Methodist chapel, and convenient bus services connecting to Barnstaple & Bideford. The village is surrounded by the idyllic Devonian countryside, with the North Devon coastline just three miles away.

Furthermore, Ivy Cottage offers easy accessibility to the A39 North Devon Link Road, ensuring a swift connection to Bideford (approximately 7 miles away) and Barnstaple, the regional center of North Devon. Both towns provide a plethora of shops, amenities, and recreational facilities, enhancing the overall appeal of this charming property. Don't miss the opportunity to make Ivy Cottage your haven in the heart of Devon's enchanting landscape!

Open Plan Living Area 18'3" x 9'6" (5.58 x 2.90)

Step into a versatile space at Ivy Cottage, where ample room effortlessly accommodates both lounge furniture and a dining table. The kitchen, a culinary haven, boasts abundant storage space and features a built-in hob, oven, and dishwasher, ensuring convenience and functionality.

The allure continues with a seamlessly connected lounge/dining area, adorned with stylish wood flooring, creating a warm and inviting ambiance. As you enter, slate tiles grace the entrance area, offering a touch of elegance, while the kitchen exudes a timeless charm with its wooden flooring.

Ascend the stairs to the first floor, where thoughtful design meets modern living. The under-stairs cupboard cleverly conceals a contemporary immersion heater, optimizing space and efficiency.

Discover an abundance of natural light streaming through UPvc double-glazed windows adorning both the front and side elevations. White shutter blinds add a touch of rustic appeal, marrying contemporary living with classic charm. Ivy Cottage seamlessly blends functionality with style, providing a delightful living experience for those seeking comfort and sophistication in every detail.

Landing

Ascend the stairs to a welcoming landing at Ivy Cottage, your gateway to relaxation and comfort. From here, access the thoughtfully designed shower room and the inviting Bedrooms 1 and 2, creating a private retreat for residents.

Underfoot, sink into the lush comfort of carpeted flooring, enhancing the cozy and tranquil atmosphere of the upper level. The landing serves as a seamless transition, guiding you to the well-appointed spaces beyond, ensuring that every step in Ivy Cottage is met with comfort and style.

Bedroom 2 10'1" x 7'10" (3.09 x 2.41)

Discover a generously proportioned second bedroom at Ivy Cottage, designed for both comfort and functionality. This inviting space features a built-in wardrobe, providing ample storage to keep belongings organized and maximizing the room's utility.

Natural light graces the room through a UPVC double-glazed window, adorned with charming wooden shutters, offering a touch of elegance and privacy. The engineered wood flooring adds a modern and sophisticated touch, creating a harmonious blend of style and practicality.

Bedroom 1 12'9" x 9'6" (3.90 x 2.90)

Indulge in luxury within the master bedroom at Ivy Cottage, where thoughtful design meets opulent comfort. This spacious haven boasts a fitted wardrobe for organized storage and a convenient vanity counter, adding a touch of sophistication to your daily routine.

Natural light bathes the room through a UPVC window at the front elevation, adorned with elegant wood shutters, creating a serene and private atmosphere. The engineered wood flooring underfoot adds a modern and timeless aesthetic, ensuring a harmonious blend of style and practicality.

En-suite

Step into the well-equipped en-suite, a sanctuary of

relaxation. Pamper yourself with a luxurious bath or invigorate in the large shower. Modern amenities include a contemporary sink and toilet, elevating your daily routine to a new level of comfort and convenience. A UPVC double-glazed window at the side elevation invites natural light, completing the master bedroom's ambiance of tranquility and luxury at Ivy Cottage.

Shower Room

Experience the epitome of convenience and style in the shower room at Ivy Cottage. This thoughtfully designed space features a generously sized shower, a toilet, and a sleek sink, offering a perfect blend of functionality and modern aesthetics.

Natural light streams through the Velux window, creating a bright and airy atmosphere, enhancing your daily routine with a touch of natural beauty. The shower room at Ivy Cottage is a harmonious combination of practicality and elegance, ensuring that each visit is a refreshing and invigorating experience.

Exterior

Welcome to the charming frontage of Ivy Cottage, a well-balanced blend of functionality and greenery. The entrance exudes character with a combination of paved, gravel, and lawn areas, creating a visually appealing and low-maintenance outdoor space.

This clever design ensures there's ample room to effortlessly park two cars while maintaining a cozy lawn area, perfect for creating your own garden oasis. Imagine a vibrant mix of flowers and greenery enhancing the curb appeal of your new home.

To the side, discover a practical and convenient space, ideal for accommodating a generously sized shed. This area provides a solution for all your storage needs, adding an extra layer of utility to the property. Ivy Cottage's frontage is not just an entrance; it's an invitation to create a personalized outdoor haven that complements both your lifestyle and the natural charm of the property.

Agent Notes

Unlock a unique opportunity with Ivy Cottage, which has successfully operated as a thriving holiday retreat for the past 18 months. For those looking for a seamless transition into the world of holiday cottage ownership, the current owners are delighted to offer the property as an ongoing concern, inclusive of future bookings.

The allure doesn't end there; envision taking over a turnkey operation with a well-established track record, allowing you to seamlessly continue the tradition of providing unforgettable experiences for holidaymakers.

It's essential to note that due to the vendor's existing contract with a reputable holiday cottage company, any buyer intending to make Ivy Cottage their primary residence will need to plan their move, with completion scheduled for the 20th of July 2024. This presents an exceptional chance for those seeking not just a home but a ready-made business venture in the enchanting setting of Ivy Cottage. Don't miss out on this extraordinary opportunity to step into a successful holiday cottage venture with a promising future.

Tenure and Services

The Freehold of the property is being sold.

The property is heated via electric programmable heaters.

The council tax band is B.

Mains water and Electric are connected.

It is our understand Parkham gets around 70mbps broadband download speed.

Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements

While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

Floor Plan

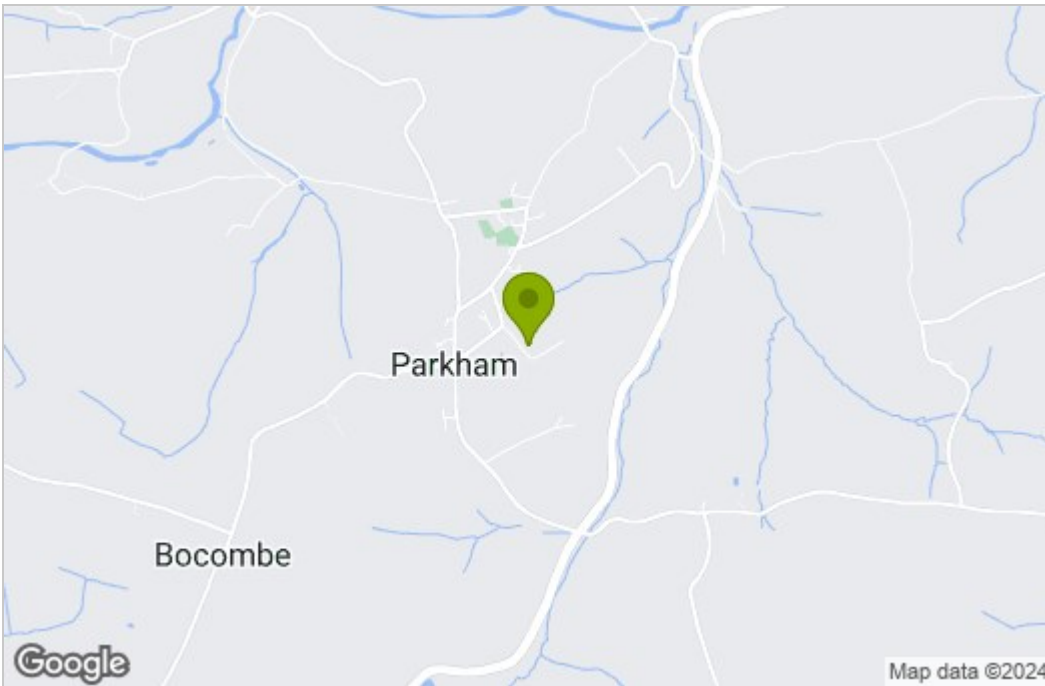
Ground Floor



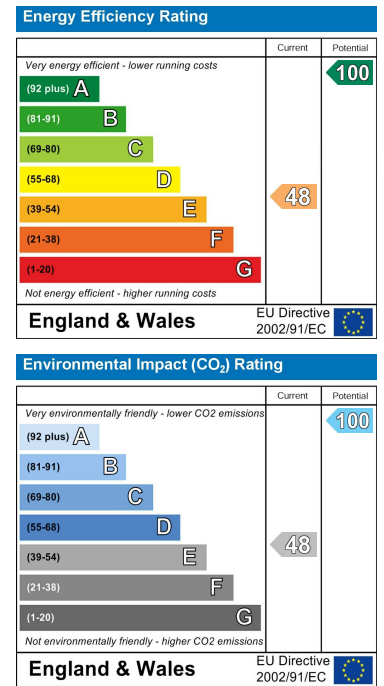
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP