



Roscarna Barton Road, Parkham, EX39 5PL

Asking Price £575,000

- No Chain
- Detached Bungalow
- Large Wrap Around Garden
- Hot Tub Area
- Garage
- Heart Of Village Location
- Private Driveway for Ample Parking
- BBQ Hut in Garden
- Master Bedroom with Ensuite

Roscarna Barton Road, Parkham EX39 5PL

Situated in the heart of the ever-popular village of Parkham, this deceptively spacious bungalow occupies a generous, enclosed and private plot, just a level walk from village amenities. Updated throughout and currently operated as a holiday let, the property is beautifully presented and finished to a high standard. The accommodation offers four well-proportioned bedrooms, including a master with en-suite, and a light-filled dual-aspect lounge featuring a log burner.

The attractive gardens are arranged into several areas with additional highlights such as a private BBQ hut and an outdoor hot tub area—ideal for relaxing or entertaining. Morris and Bott strongly recommend an early internal inspection to avoid disappointment.



Council Tax Band: D



Hallway

Welcomes you into the home with engineered wood flooring and attractive skylight which floods the hall with light.

Lounge

18'7" x 15'3"

This large light and airy room is accessed via double doors from the hallway, with an engineered wood flooring continuing throughout. The log burner serves as a striking focal point, adding both warmth and character to the space.

Kitchen

15'7" x 13'2"

Fitted with a range of matching floor and eye level units, with built in appliances. The L shaped room offers ample space for a dining table which overlooks the front of the property.

Dining Area

15'0" x 9'2"

Utility Room

The utility room just off the hallway offers under counter storage and plumbing for white goods. Providing access out to the rear garden.

Bedroom One

14'10" x 12'11"

Generous size master bedroom with dual aspect from a picture window and French doors leading out to the rear garden. Handy walk-in wardrobe.

Ensuite

7'6" x 4'6"

Comprising of a walk in shower with sliding door, low level WC, wash hand basin and heated towel rail.

Bedroom Two

11'11" x 10'4"

Further good sized double bedroom with large window overlooking the garden.

Bedroom Three

12'0" x 8'11"

Further double room found at the front of the property.

Bedroom Four

9'3" x 6'9"

A modest double bedroom with a delightful garden outlook.

Bathroom

7'8" x 5'9"

Fully tiled room with a modern white suite comprising of a bath with shower over, low level WC, wash hand basin and heated towel rail.

Outside

The property benefits from a large corner plot with wrap-around garden. With ample driveway parking for four plus cars. The garden has the advantage of a BBQ lodge and hot tub area.

Garage

16'11" x 10'0"

Reached via an up and over door with handy rear pedestrian access. Equipped with electric and light.

Services

Mains electric, water and drainage. Oil fuelled central heating.





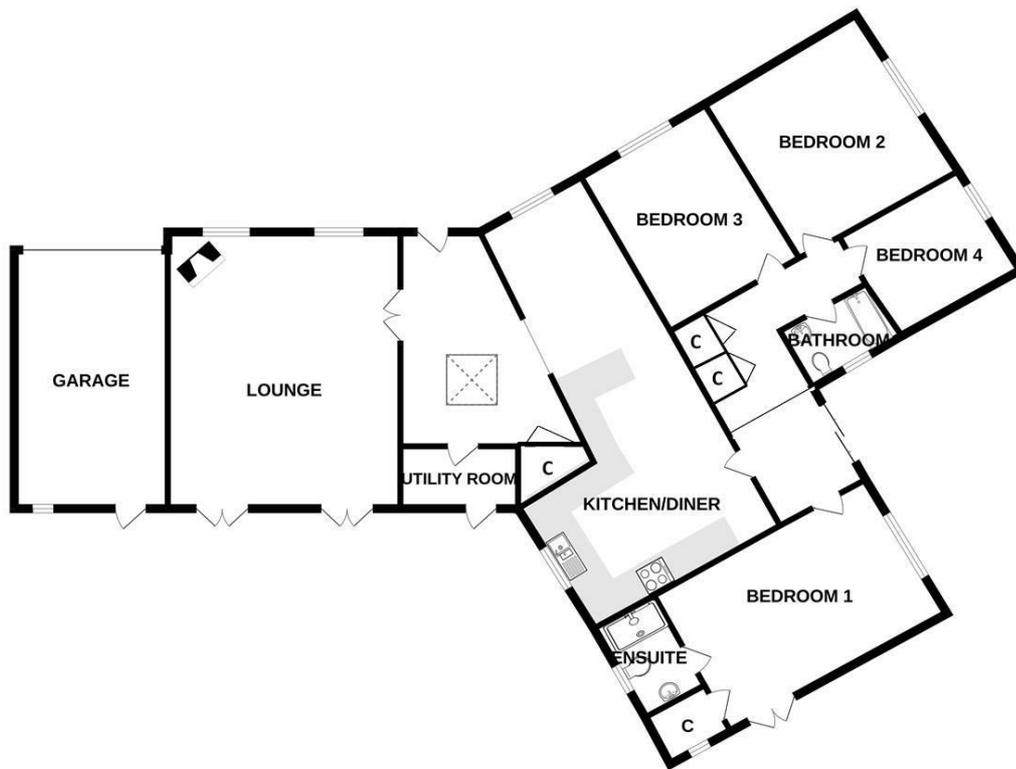
Directions

From our office on the Quay, proceed out of town with the River Torridge on your right. At the Heywood Road roundabout, take the first exit signposted towards Bude on the A39. At the next roundabout proceed straight across, continuing on the A39. Proceed along this road for approximately 3 and a half miles through Fairy Cross and Horns Cross. Just prior to the road dropping down to the Hoops Inn, you will notice and sign post for Foxdown, take this turning and follow this road for approximately 1.5 miles and take the left hand turning into Parkham. Roscarna can be found on the right hand side after the church as you drive through the village.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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