



KUNDU
WEARE GIFFARD, BIDEFORD, DEVON, EX39 4QN

Exclusive Homes
£595,000

Kundu is a simply stunning detached property, taking in stunning river views from the front elevation and offering superbly presented, adaptable accommodation over 3 floors. In addition, the house is complimented by an enclosed garden to the rear together with a generous south facing lawn directly fronting onto the river.

Originally built in 1986, the current owners have vastly improved the property to take full advantage of the reverse level design, with each of the primary living areas enjoying the wonderful view whilst the west facing balcony, accessed from both the kitchen & main living room, offers the perfect space to unwind during balmy spring and summer evenings.

Entering on the ground floor to a welcoming entrance hall, stairs rise and fall to the upper and lower levels whilst doors lead of the 3 bedrooms, a family bathroom and useful utility room.

There is space for all the family or visitors, with 2 of these bedrooms being double in size which overlook the front of the property. One would make a great guest room or teenagers' room, an en-suite allowing independence from the others. The family bathroom meanwhile comprises a white suite with separate bath and shower enclosure.

The lower ground floor is exclusively utilised as a master suite, providing an air of luxury and separation from the rest of the house. The generous floor area allows ample space for both bedroom & lounge furniture whilst a feature wood burning stove provides an extra layer of cosiness.

The beauty of this room is the adaptability, those seeking a property with dual occupancy or an income potential need look no further, with there being scope to add a kitchen in addition to the already plentiful walk-in wardrobe and en-suite shower room.

Ascend to the first floor and into the spacious living room which offers the opportunity to create one large living room or zones to suit your need. One great feature is the wood burner, which begs to be gathered around whilst large west facing bifold doors & windows afford an abundance of natural light.

Off the main living area is a decent sized dining space with plenty of room for all of the family and guests whilst the cosy snug/study could easily be a 5th bedroom, having it's own cloakroom/WC.





The kitchen/breakfast room is a triumph, with a dual aspect and vaulted ceiling – where better to enjoy a morning coffee than from your comfy seat at the breakfast bar, gazing across to the river. The kitchen comprises an extensive range of modern push open cupboards together with built-in Siemens ovens and coffee machine.

Externally the rear garden provides an enclosed space with seating and lawned areas and gently tapers up to a further seating area whilst an old lime kiln provides a nod to the village's past industry. The front driveway and additional hard standing opposite provides ample parking in addition to the garage whilst the front lawn extends down to the river's edge, ideal for those wishing to launch a kayak or paddle board. For a more relaxed approach on a summer's day, throw down a picnic blanket, grab a good book and listen to the sound of the water in the background.

The village of Weare Giffard has a vibrant public house, The Cyder Presse together with a church, well utilised village hall and access onto the Tarka Trail whilst the nearby towns of Bideford & Torrington, each offer a more extensive range of local amenities.

The long sandy beach of Westward Ho! is within 7 miles and the regional centre of North Devon, Barnstaple is approximately 14 miles away via the A39 link road which in turn provides access to the M5 motorway network at junction 27 (within an hour's drive).

NEED TO KNOW

Gas Fired Central Heating.

uPVC Double Glazing .

Shared Private Drainage

Energy Performance Certificate (EPC): C – 70

Council Tax: Band D (£2208.31 per annum)

DIRECTIONS

From Bideford Quay proceed towards Torrington on the A386 & after approximately 2.5 miles turn left signposted Weare Giffard. Continue through Annery Kiln and over the hump back bridge, following the road around to the right hand side where after a short distance, on the left hand side.





24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

