



Mill House
Weare Giffard | EX39 4QR

JAMES FLETCHER
POWERED BY
exp UK



Mill House

Nestled within the picturesque village of Weare Giffard, close to both Bideford & Torrington, Mill House is an impressive 4/5-bedroom detached family home occupying a generous plot and enjoying tranquil countryside views in a quiet, yet convenient location. Beautifully presented throughout and enjoying well-planned accommodation, this wonderful home offers space and flexibility in equal measure. Enjoying a sweeping driveway and a large garage, the property also offers an extensive and mature South-West facing garden, approximately 1/3 of an acre, which is bathed in sunshine throughout the day. The property also offers further potential with a large cellar that could be converted to create additional accommodation - think home cinema or gym - or even space for a dependant relative, subject to the necessary consents. The perfect home for modern family living, entertaining, relocating and downsizing, or simply enjoying the peace and charm of its semi-rural surroundings, this exceptional residence, set within this quintessential North Devon village, really does have it all.

Weare Giffard itself is a highly sought-after village in North Devon, loved for its friendly community, the Cyder Presse pub, and its idyllic position near the River Torridge. Within easy access of both Bideford & Torrington, along with the nearby coast, the property offers the best of both worlds - a peaceful countryside retreat offering wonderful convenience. Great Torrington, approximately 2.5 miles away, is a historic market town, brimming with rich history and natural beauty with scenic walks along the Tarka Trail and Torrington Commons, along with RHS Garden Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub, along with primary & secondary schooling - perfect for families and those seeking a peaceful yet connected lifestyle. Torrington combines rural tranquillity with easy access to the larger towns of Bideford and Barnstaple.

Bideford, approximately 6 miles away, provides a wider range of facilities including a number of locally owned and operated shops & bistros, banks, a post office, primary & secondary schooling and supermarket shopping. From Bideford, the coast is close to hand with the sandy beach at Westward Ho!, the historic maritime village of Appledore and the tourist hotspot of Instow all well-connected. The A39 also provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 also links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, the feeling of space & style is immediately evident with the generous hallway creating an inviting entrance that fills the home with natural light. Enjoying attractive herringbone flooring through the hallway and lounge, the ground floor accommodation flows seamlessly with a spacious kitchen/diner, a large lounge/family room with bi-folds opening onto the large balcony space and garden, an adaptable home office/occasional bedroom and a convenient ground floor cloakroom. The kitchen is well-fitted with a range of work surfaces comprising a double bowl ceramic sink & drainer unit with drawers & cupboards below & matching wall units over, space for a large "Range-style" oven with extractor over, a built-in dishwasher & space for a large American style fridge/freezer, ample dining space, a useful larder cupboard, a triple aspect overlooking the garden and an attractive wood floor. Designed for modern family living and entertaining, the kitchen is the perfect social space. In addition, the large lounge/family room enjoys an attractive open fire along with stylish bi-fold doors opening onto the large balcony space and garden, with views over the countryside beyond, creating the perfect transition from inside to outside, particularly in the summer months. The home office/guest bedroom offers tremendous flexibility too, especially for those working remotely, or needing space for regular visitors or a dependant relative, whilst the cloakroom is fitted with a low-level W.C and a wash basin.

A hand made, solid wood staircase rises to the first floor and opens to a generous landing that leads to 4 double bedrooms and the family bathroom. The main bedroom is found at the rear of the home, enjoying a dual aspect with views over the garden, whilst the remaining bedrooms are perfect for families to enjoy their own space. Bedroom 2 offers useful built-in wardrobes whilst the two further bedrooms can be adapted for family living or guests. The family bathroom is fitted with a white suite comprising a bath with a rainfall & handheld shower over, low-level W.C, wash basin, a heated towel rail and a stylish tiled floor. There are also useful eaves spaces off bedrooms 1 & 2 - perfect for additional storage.

From the hallway, there are stairs down to the lower ground floor cellar/utility which offers excellent storage space, plumbing for a washing machine & space for a tumble dryer, along with further potential. This space could be converted to create a home studio, cinema or gym, subject to any necessary consents (floor to ceiling height 1.92m). This then opens to the garage which provides additional storage with an up & over door, light & power connected. This entire space could also be converted to create an annexe for a dependant relative, or an Air B&B to derive an income, subject to planning permission and any necessary consents.

In all, Mill House is a home with heart - offering spacious and flexible accommodation, perfect for modern family living or those hoping to relocate to this idyllic North Devon village.

OUTSIDE & PARKING

Outside, Mill House continues to impress. A sweeping driveway provides ample off-road parking for several vehicles, whilst the extensive South-West facing garden is a true highlight and is bathed in sunshine throughout the day. Extending to approximately 1/3 acre, the garden immediately enjoys a large balcony with bi-folds from the lounge, enjoying an elevated view to the rear, over the garden and onto fields. There is a small orchard and a natural stream which then opens to a generous lawn with mature trees, flower beds and borders, and a large wildlife pond at the bottom. Backing onto fields, the garden enjoys a tranquil outlook with a real feeling of space and privacy, where magnificent sunsets can be enjoyed. Perfect for little ones to explore or those with "green fingers" to thrive, the garden is the perfect space to unwind. Also with space to extend, or even build a double garage if desired, the outside space offers further potential too, subject to any necessary consents.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

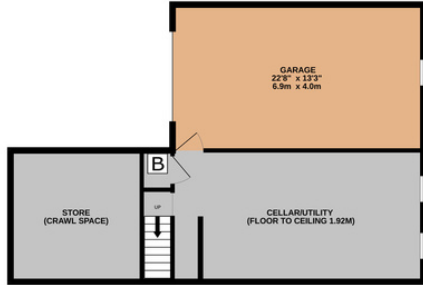




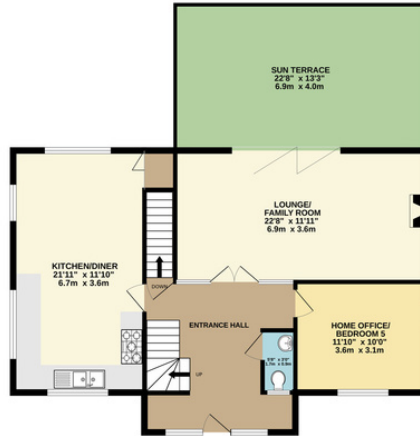




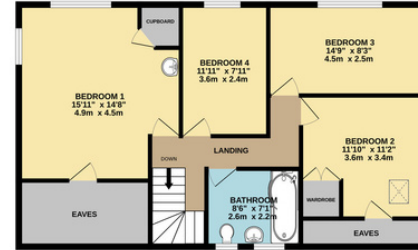
BASEMENT
741 sq.ft. (68.9 sq.m.) approx.



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



MILL HOUSE, WEARE GIFFARD

TOTAL FLOOR AREA: 2419 sq.ft. (224.7 sq.m.) approx.

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.
Made with Metropix ©2025

- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER

POWERED BY
exp UK

07540 256 245

james.fletcher@exp.uk.com

