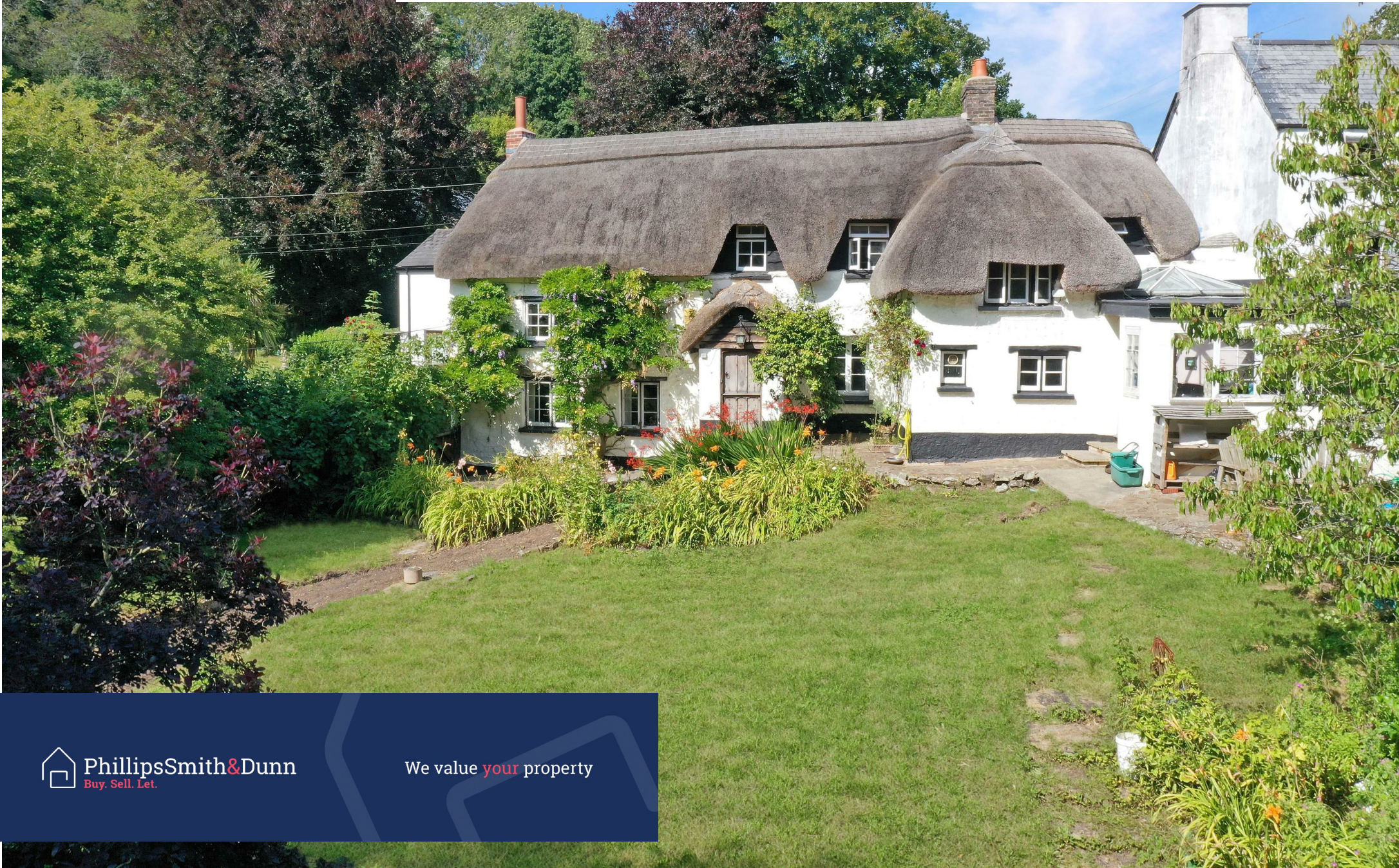


# Chocolate Box Cottage

Cranberry Cupboard Cottage Weare Giffard, Bideford, EX39 4QS

£425,000



 PhillipsSmith&Dunn  
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# An Irresistible 3/4 Bed Cottage, Charming Period Features, 2 Barns & Parking

Cranberry Cupboard Cottage Weare Giffard, Bideford, EX39 4QS



VIEW WITH US AT ANYTIME - Cranberry Cupboard Cottage, Weare Giffard, a quintessentially English, grade II listed, 16th century 'chocolate box' cottage within a quiet, peaceful, tucked away location. With lush green surroundings, a private 0.24 acre plot, 2 large sheds/barns (5.67x3.93) and (5.92 x 4.06), steeped in original details and bursting of character. No onward chain.

For those looking for a charming character property in the North Devon countryside, Cranberry Cupboard Cottage offers the very best combination of both historic charm, character details and modern necessities.

Here are Phillips Smith & Dunn WE OFFER FLEXIBLE VIEWING TIME SLOTS TO SUIT YOU! - Contact the Bideford team for more information and to arrange your appointment. YOU COULD SEE THIS PROPERTY TODAY.

Stepping foot inside the property through the original Oak studded and chamfered door you have an entrance hall to two reception rooms.

To the left is the lounge, a snug room with wood burner which creates an excellent focal point to the room. A snug and cosy space, perfect for those long winters evenings. On the right is the dining room with further wood burner with original priest hole\*.

A domed ceiling to the kitchen makes a light, airy and open plan living space which incorporates modern day living. The kitchen/breakfast room is an excellent social and entertaining area perfect for hosting family and friends.

Whilst upstairs you have a choice of 3 bedrooms and the modernised family bathroom suite. All bedrooms are well proportioned, the principal bedroom being an exceptionally good size.



# DETAILS

Offering more than first meets the eye...

\*The property, previously known as 'Cranmer's Cupboard', rumour in local folklore has it the priest-hole was used by Thomas Cranmer during the Reformation. The priest hole offered Cranmer a concealed space to safely hide when Protestants were being persecuted. The Protestant Reformation was a religious reform movement that swept through Europe in the 1500's.

Outside is where this property really excels - For those looking for space, storage and options there are two large storage sheds offer excellent potential for a plethora of uses. The garden is well stocked and long established with beautiful trees, shrubs and borders. A pretty and vibrant climbing wisteria gives charm to the front elevation along with some long lasting roses give a true sense of romanticism.

We hugely recommend an internal visit of this property and without delay to avoid disappointment contact Phillips Smith & Dunn, Bideford branch.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**  
**01237 879797 Or, out of usual office hours**  
**contact Edward on 07772363674**



**Entrance Lobby**

**Entrance Hall**

**Lounge 4.37m x 4.11m (14'4" x 13'5")**

**Dining Room 4.04m x 3.53m (13'3" x 11'6")**

**Kitchen 3.66m x 2.18m (12'0" x 7'1")**

**Breakfast Room 6.12m x 3.7m (20'0" x 12'1")**

**Ground Floor Bedroom / Study 2.44m x 1.93m (8'0" x 6'3")**

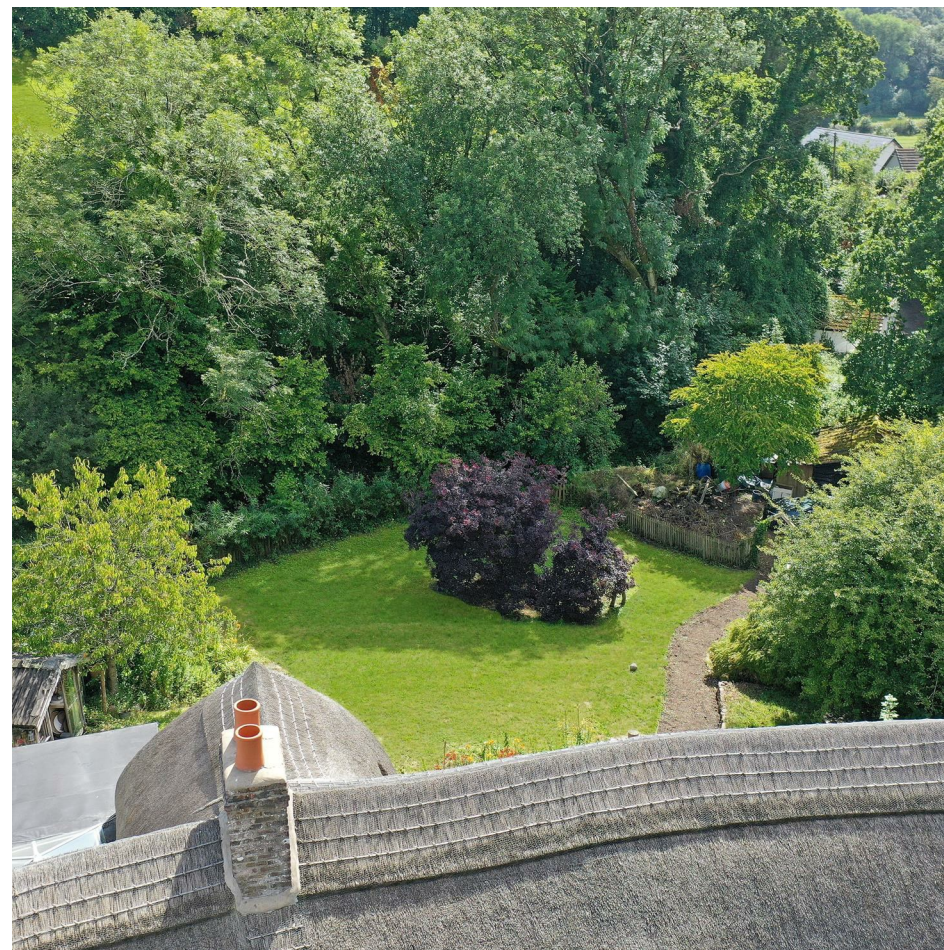
**First floor Landing**

**Principal Bedroom 4.37m x 4.21 (14'4" x 13'9")**

**Bedroom 2 3.28m x 2.97m (10'9" x 9'8")**

**Bedroom 3 3.45m x 2.87m (11'3" x 9'4")**

**Bathroom**











## DIRECTIONS

From Bideford Town, proceed towards Torrington on the A386 passing through Land Cross. Stay on this road until you reach a signpost on the left signposted to Weare Giffard. Take this turning and follow the road alongside the underneath, over the bridge and along the river. As you pass the Cyder Presse pub you will take the next left turn, continuing for roughly 300 yards where the property will be found on your Right hand side.



## VIEWING

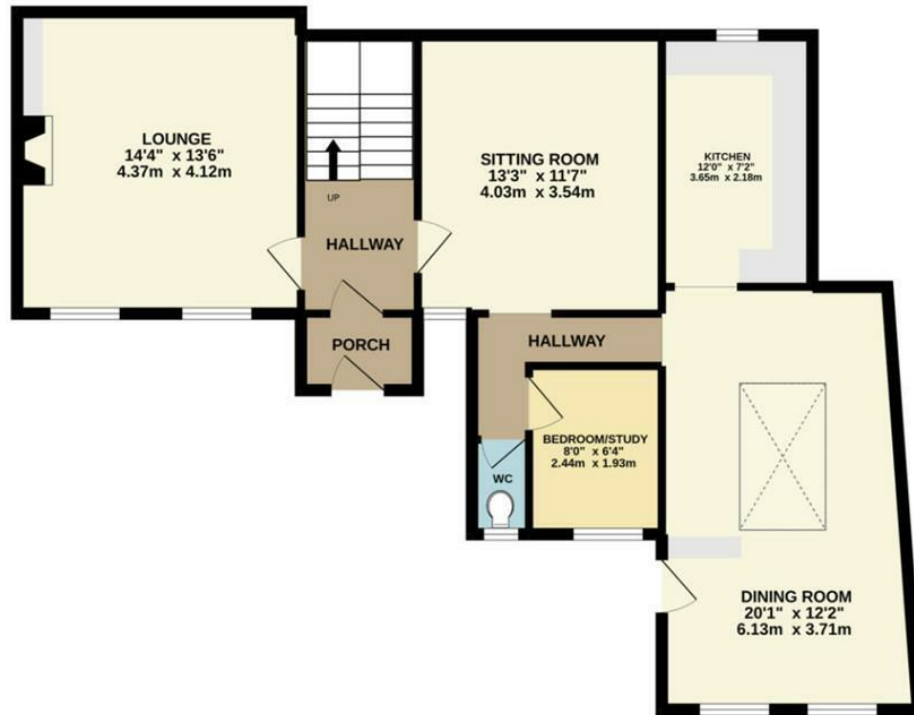
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GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 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.  
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