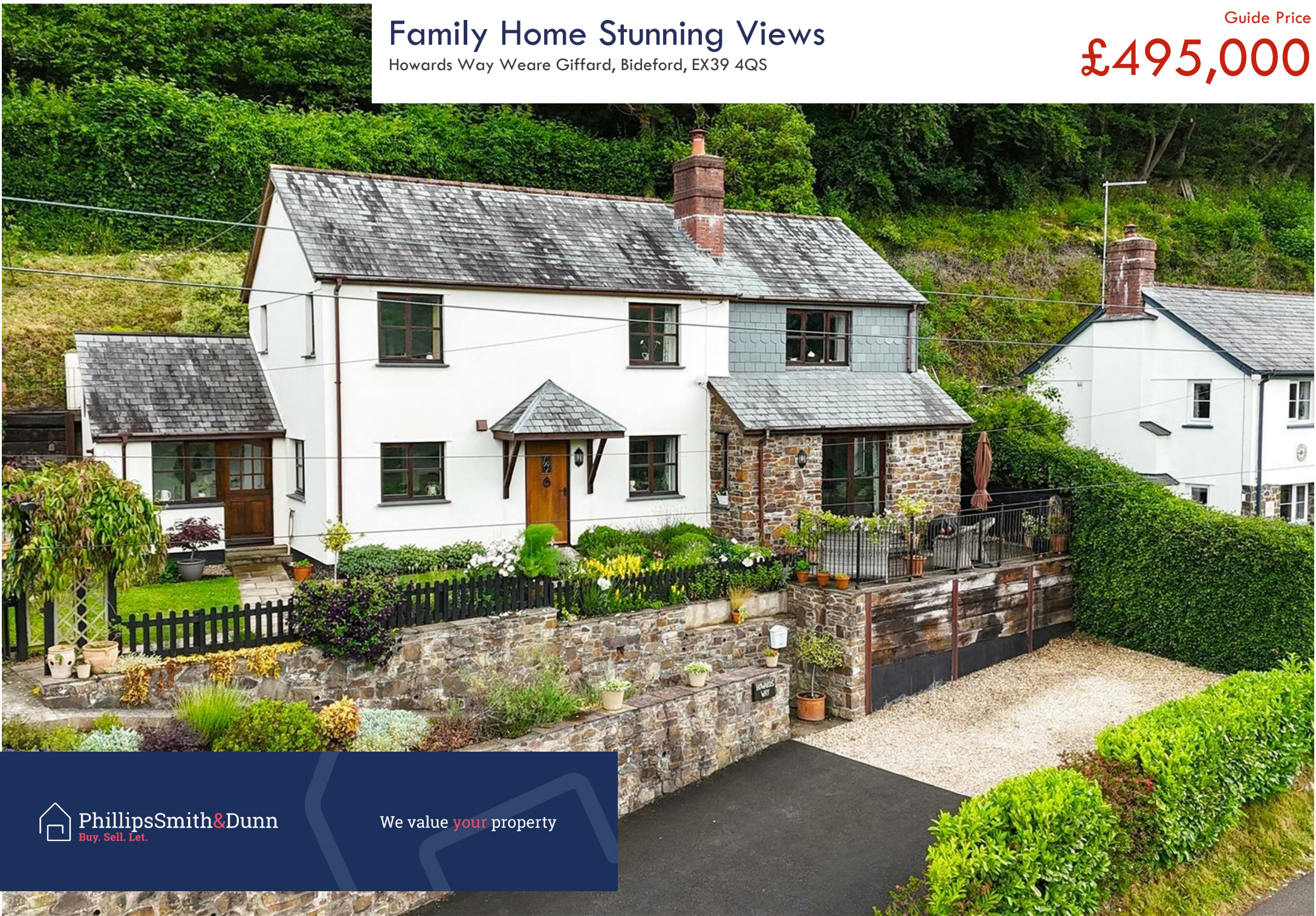


# Family Home Stunning Views

Howards Way Weare Giffard, Bideford, EX39 4QS

Guide Price

£495,000



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# A Lovely 4 Bedroom Detached House With Amazing Views In Popular Village

Howards Way Weare Giffard, Bideford, EX39 4QS



Situated in the highly desirable village of Weare Giffard, this exceptional detached residence enjoys elevated views across the picturesque valley.

The property is ideally located within walking distance of the well-regarded Cider Presse Village Inn and the popular Tarka Trail, which follows the scenic course of the River Torridge.

Offering a peaceful village lifestyle combined with accessibility to local amenities, this home represents an excellent opportunity either as a permanent family residence or a high-quality holiday let. Its proximity to North Devon's many attractions, including Torrington Golf Club, further enhances its appeal. Early viewing is strongly recommended.

The property is presented to an immaculate standard throughout. Upon entering, one is welcomed into a spacious entrance hall that leads into a beautifully appointed kitchen, fitted with a contemporary range of base and wall-mounted units.

The kitchen includes an integrated electric double oven, gas hob with extractor hood, and a built-in dishwasher. Adjoining the kitchen is a useful utility room, offering additional work surface space, access to the front garden, and plumbing for a washing machine and tumble dryer.

The dining room is a bright and generous space, easily accommodating a large dining suite and benefitting from double doors that open into the living room.



# DETAILS

The main reception area is equally impressive, featuring a cosy log burner and French doors that lead directly out to the sun deck, creating an ideal setting for both family life and entertaining.

Upstairs, the accommodation comprises four well-proportioned bedrooms. The principal bedroom is a spacious double with stunning countryside views and benefits from a modern en suite shower room, complete with walk-in shower, low-level WC, wash basin, and heated towel rail.

Two further double bedrooms also enjoy pleasant outlooks across the valley, while the fourth bedroom is a generous single, suitable for use as a home office or additional guest room, with direct access to the rear garden.

The family bathroom is fitted with a contemporary white suite, including a bath with shower over, wash basin, low-level WC, and heated towel rail.

Externally, the property enjoys ample off-road parking to the front, laid with decorative chippings and capable of accommodating multiple vehicles.

A pathway leads through a well-maintained, tiered front garden up to the sundeck and main entrance. To the rear, there is a smaller, tiered garden designed for ease of maintenance.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office-



### Entrance Hall

**Kitchen / Breakfast Room 5.31m x 2.57m (17'05 x 8'05)**

**Utility Room 2.84m x 2.13m (9'04 x 7'00)**

**Dining Room 5.36m x 4.67m (17'7 x 15'04)**

**Living Room 6.40m x 4.70m (21'00 x 15'05)**

### First Floor Landing

**Bedroom 1 4.70m x 3.94m (15'05 x 12'11)**

**Ensuite 3.81m x 2.59m (12'06 x 8'06)**

**Bedroom 2 3.53m x 3.12m (11'07 x 10'03)**

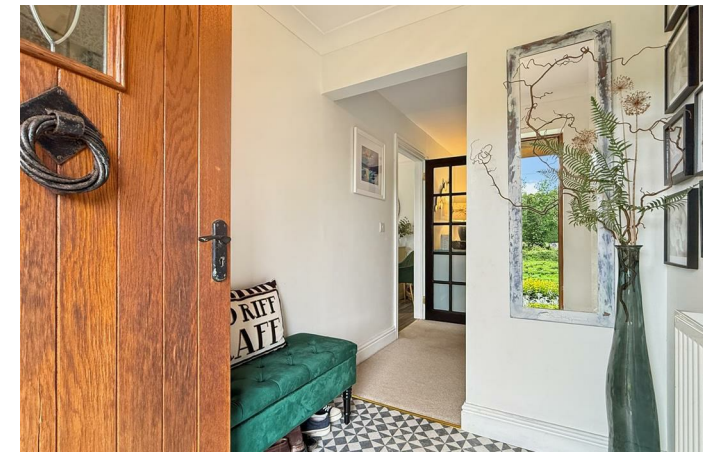
**Bedroom 3 3.66m x 2.77m (12'00 x 9'01)**

**Bedroom 4 8'06 x 8'00 (26'2" x 26'2")**

**Bathroom 1.91m x 1.65m (6'03 x 5'05)**









This well-presented detached home is located in the popular village of Weare Giffard, enjoying lovely countryside views.

Just a short walk from the village inn and the Tarka Trail, it offers a peaceful setting with easy access to local amenities.

The property features modern interiors, four bedrooms, ample parking, and low-maintenance gardens, making it ideal as a family home or holiday let. Early viewing is advised.

#### Services

All mains services are connected. Gas-fired central heating.



#### DIRECTIONS

From Bideford Quay, take the A386 heading towards Torrington. After approximately three miles, turn left onto the B3236, following signs for Weare Giffard. Continue along this road for about a mile and a half until you enter the village. Once in Weare Giffard, turn right into Howards Way. The journey typically takes around 10 to 15 minutes by car, depending on traffic conditions.



#### VIEWING

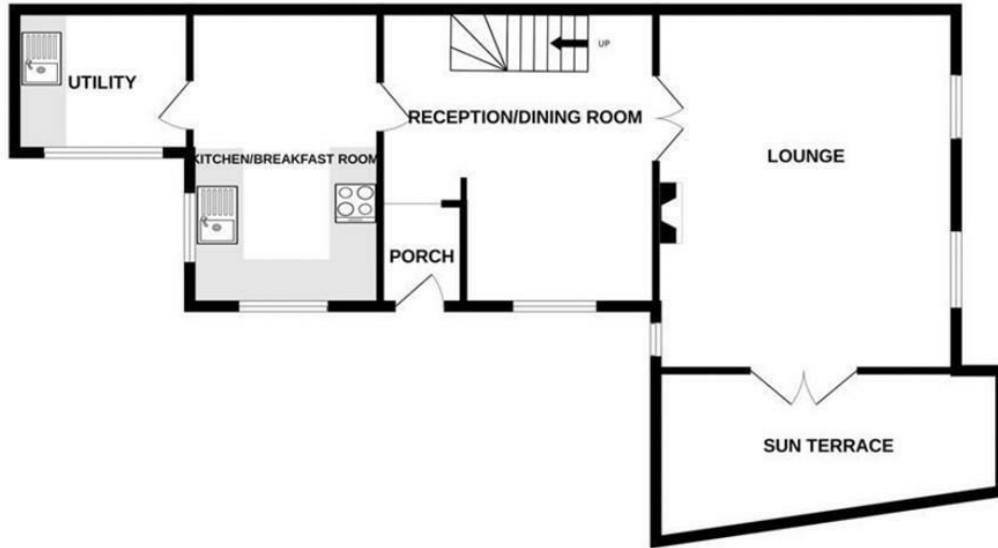
By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Outside  
of usual office hours contact  
Edward on 07772363674



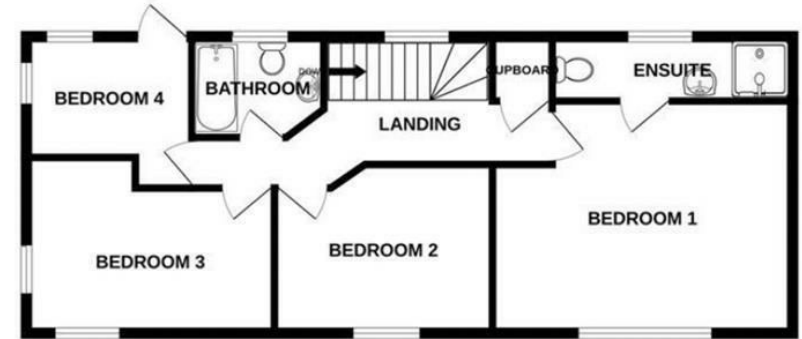




GROUND FLOOR



1ST FLOOR



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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