



Bridge View



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Weare Giffard, Bideford, EX39 4QU

Amenities in walking distance, Bideford 5 miles, Great Torrington 2.5 miles

A highly individual and deceptively spacious period cottage which exudes charm and elegance.

- Highly Individual and deceptively spacious period cottage
- Detached two story garage conversion
- Village setting
- No onward chain
- Off-road parking
- Garden with views
- Freehold
- Council tax band B

Guide Price £550,000

SITUATION

Situated in the popular and pretty village of Weare Giffard which lies close by the River Torridge conveniently between the towns of Bideford and Great Torrington. The village has a good range of amenities within walking distance including an active village hall, pub, church, playground, woodland walk and bus service. The nearby Tarka Trail affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. There are beaches and coastal villages within approximately a 20 minute drive including Instow village and Westward Hol, which offers a range of amenities, restaurants and a three mile long beach. The nearby historic town of Great Torrington, surrounded by Torrington Commons with over 360 acres of lovely nature walks, has an excellent range of amenities including banks, butchers, bakeries, post office, various shops, pubs and restaurants, swimming pool. There is also a 9 hole golf course, primary and secondary school, supermarket, Dartington Crystal and RHS Rosemoor nearby. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and 5 supermarkets. The regional centre of Barnstaple offers all the area's main business, shopping and commercial venues along with transport opportunities via the A361 link road to the motorway (M5) or via rail and the Tarka line.

DESCRIPTION

Bridge View is a highly individual and deceptively spacious period cottage which exudes charm and elegance at every turn with a jaw dropping aesthetic that is both inviting and refined. The cottage has undergone extensive renovations, remodelling and extending in recent years, resulting in an exceptional yet traditional period home with stylish accommodation and bespoke high-quality finishes that blend seamlessly with many restored period features. Externally the cottage benefits from off-road parking and a very private, well-planned terraced garden which has been designed to maximise the stunning countryside views on offer. The detached two-storey studio/office/annex is a wonderful and versatile space which offers a potential buyer the chance to adapt the space to suit their needs. Bridge View is certainly a property that needs to be viewed to be fully appreciated.



ACCOMMODATION

Front door into glazed porch with tiled flooring and door into the inner porch with space for coats, boots etc. The spacious sitting room occupies the front of the house which has a traditional cottage feel and consists of wooden flooring, exposed beams, stone fireplace with wood burner and two double-glazed wooden sash windows to the front. This leads into the newer part of the property which includes underfloor heating on both levels. The first level has an inner hall and a double bedroom which includes built-in cupboards and a shower en-suite. The staircase leads to a split landing and the most impressive part of the cottage being the first floor which is a clever and imaginative extension completed by the current owners, using the space on offer to its full capacity. It includes an inner hallway with two skylights, two double bedrooms, both with vaulted ceilings, exposed beams and electric Velux windows. The family bathroom includes tiled flooring, WC, sink and a Japanese style bath with shower above. To the other side is the stunning Kitchen/Diner with a vaulted ceiling, Velux windows, skylights and French doors to the garden, all allowing an abundance of natural light to fill the room. The bespoke solid wood kitchen is designed by Naked Kitchens and includes marble worktops, inset sink, dishwasher and Bertazzoni gas cooker. There is space for a family-sized dining table and sofa finished off with a log burner, making this a wonderful family and entertaining space.

Detached from the cottage is a two-story converted garage 'Bridge View Studio' which has been used as guest accommodation and studio by the current owners but could be adapted into an annexe or Airbnb subject to necessary planning consent. On the ground floor is a shower room and storage area which could easily be changed into a kitchen if desired as we understand the plumbing needed is already in situ. On the first floor is an open plan space with two Velux windows. There is also a small outside space, car charging point and parking to the front for the cottage.

We understand the current planning is for a guest bedroom/office.

OUTSIDE

The secluded rear garden has been a 'labour of love' for the current owners who have worked with the slope to create a wonderful tiered garden with an assortment of plants, shrubs and trees, large patio area at the bottom for seating leading to steps which run through the garden to more seating areas where the best views are on offer, this also includes a level decking area with a Swedish hot tub (available by separate negotiation). To the upper part of the garden, tucked away is an artist studio which offers a private and quiet position.

PROPERTY INFORMATION

Mains electric, water, gas and drainage.

Gas central heating.

Underfloor heating on first floor and part of ground floor.

Double glazed windows.

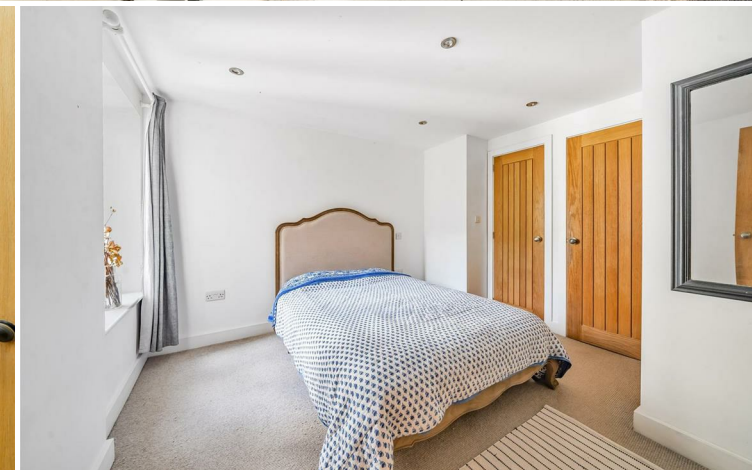
Partly stone construction.

Rendered and timber clad elevations.

Slate roof.

Electric car charging point,

According to Ofcom, Ultrafast broadband is available at the property and outdoor mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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Approximate Area = 1586 sq ft / 147.3 sq m (Includes garage / studio)
 Artist Studio = 68 sq ft / 6.3 sq m
 Total = 1654 sq ft / 153.6 sq m

For identification only - Not to scale

KEY: Garage / Studio

Ground Floor: Artist Studio (3.73 x 1.57m / 12'3 x 5'2), Bedroom 1 (3.38 x 3.30m / 11'1 x 10'10), Sitting Room (5.89 x 4.09m / 19'4 x 13'5), Kitchen (5.79 x 4.67m / 19' x 15'4)

First Floor: Bedroom 2 (3.53 x 3.00m / 11'7 x 9'10), Bedroom 3 (2.92 x 2.69m / 9'7 x 8'10)

Garage / Studio: 4.50 x 4.27m (14'9 x 14') and 4.24 x 2.36m (13'11 x 7'9)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1173727