



JAMES FLETCHER
exp UK

1 Honycombe Cottages
Weare Giffard | EX39 4QP

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Tucked away within the quintessential North Devon village of Weare Giffard, 1 Honycombe Cottages is a beautiful chocolate-box cottage brimming with charm, warmth and attractive period details throughout. Spacious and thoughtfully arranged, having been lovingly refurbished in recent years, the property enjoys well-planned accommodation with a wealth of character features, along with off-road parking and a tranquil rear garden, with views over open fields, within this quiet village location. A hidden gem, this captivating home couples period style with modern living, and is perfect for those seeking an attractive home for growing families, or a charming cottage to relocate to North Devon.

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 cottage opens to an inviting entrance porch, perfect for coats and muddy boots, before opening into the impressive lounge/diner. This exceptional family room is arguably the heart of the home, filled with natural light and enjoying an inglenook fireplace housing a wood-burning stove, this space is perfect for entertaining friends and family, or cosy movie nights. Off the family room is a stylish kitchen, fitted with a range of work-surfaces comprising a ceramic sink & drainer unit with drawers & cupboards below & matching wall-units over, a built-in appliances include an oven & hob with extractor over, a fridge/freezer & dishwasher, whilst to the rear, there is a useful utility room with additional storage, space & plumbing for a washing machine & tumble dryer and display shelving. At the rear of the home, a step up from the family room leads to a useful space which makes for the perfect home office with useful storage, stairs to the first floor and a convenient cloakroom, fitted with a low-level W.C, wash basin with a vanity unit below & a heated towel rail.

Stairs to the first floor rise to a generous landing with a useful linen cupboard. The landing then opens to 3 bedrooms along with the family bathroom. The main bedroom is a generous double room with built-in wardrobes, found at the front of the home. The second bedroom is also a good-sized double, whilst the third bedroom is a large single, each also providing useful built-in wardrobes and enjoying an outlook at the front of the home. The family bathroom is well-fitted with modern roll-top bath with shower over, wash basin with vanity unit below, low-level W.C, heated towel rail, feature ceiling light & window and a useful airing cupboard too.

In all, this wonderful home is brimming with space and character, perfect for family living or those hoping to relocate to this charming North Devon village.

OUTSIDE & PARKING

The property is approached at the front by an attractive cobbled courtyard driveway, shared with one neighbour, where there is off-road parking for 2 vehicles. At the rear of the home, the property immediately opens to a charming courtyard, with attractive cobbles & chippings for easy maintenance, along with a useful shed. The immediate courtyard then steps up to composite decking and a generous lawned garden, enjoying views over open fields. Bathed in sunshine throughout the day, the garden is the perfect place to escape and unwind, and is a wonderful space for little ones to explore or those with 'green fingers' to thrive.

HOLIDAY LET/INCOME POTENTIAL

The cottage would make for a perfect second home or holiday let. For details on how the property could perform, please speak to the agent.



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.





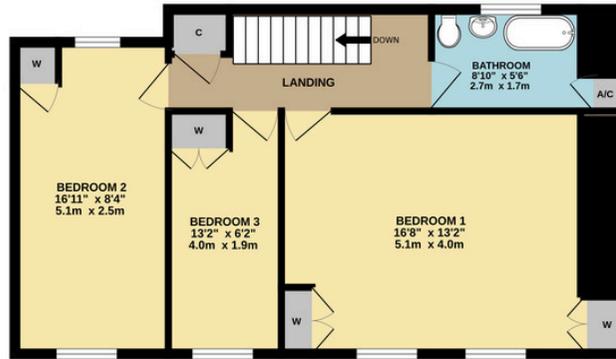
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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1 HONYCOMBE COTTAGES, WEARE GIFFARD

TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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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- **Services:** All mains services. Gas fired central heating
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated sellers - looking for their next home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 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 coloured 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.

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