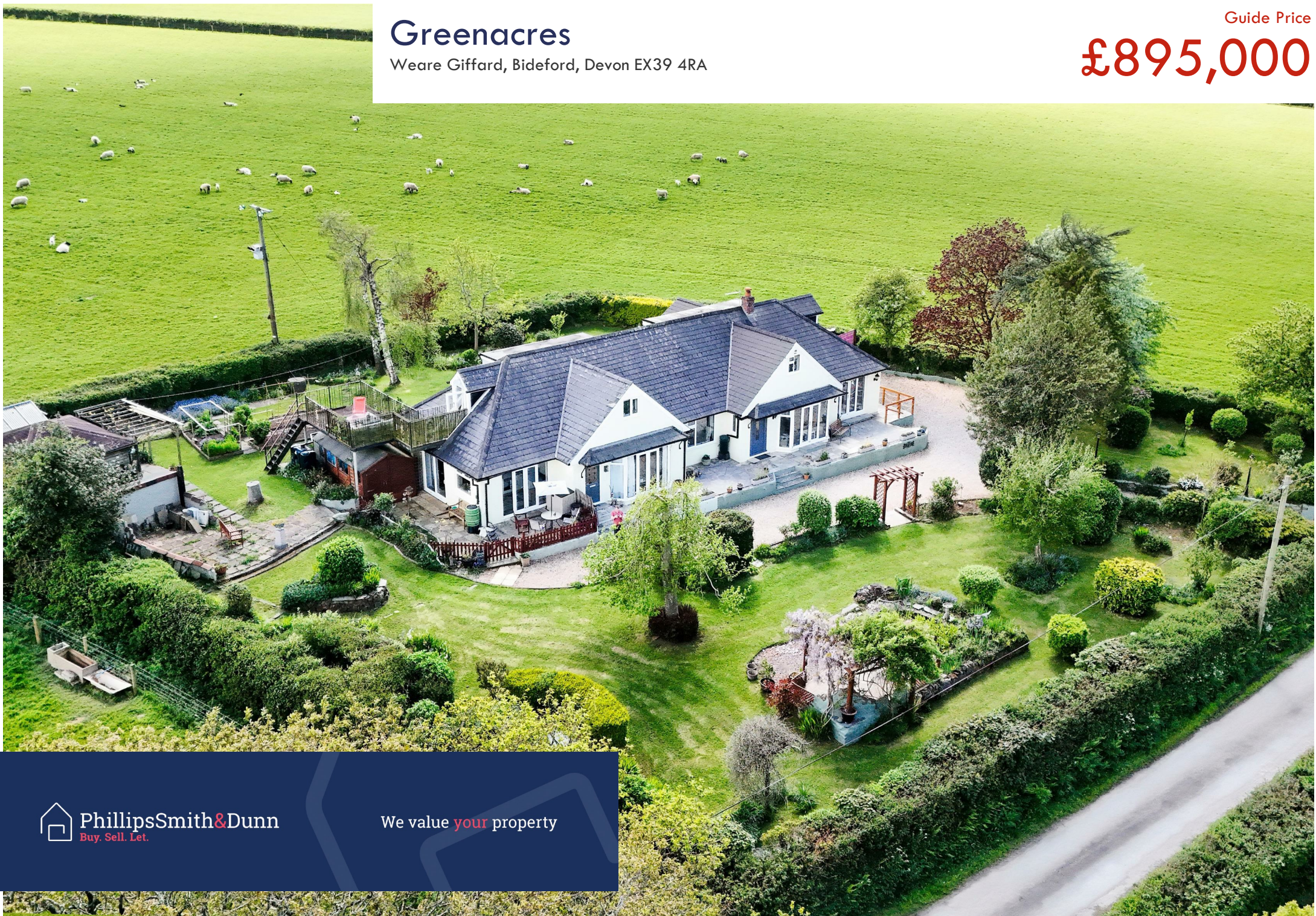


Greenacres

Weare Giffard, Bideford, Devon EX39 4RA

Guide Price

£895,000



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Greenacres

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Greenacres is an exceptional and eye-catching detached residence that combines character, space, and flexibility in equal measure.

Set within a generous and private plot surrounded by rolling Devonshire countryside, the property offers a tranquil retreat while remaining conveniently close to nearby towns and amenities.

Recently enhanced by the current owners, the home now features a beautifully refitted kitchen and an impressive new sunroom extension, elevating the property's style and functionality.

The house is encircled by beautifully landscaped and mature gardens, offering a variety of areas to relax and enjoy the peaceful surroundings.

Perfectly suited to multi-generational living, Greenacres also benefits from a fully self-contained one-bedroom annexe, which could easily serve as independent accommodation for family members, guests, or as a potential holiday let or rental opportunity.

Inside, the main residence is presented to a high standard throughout. The spacious lounge is light-filled and welcoming, featuring a fireplace with a multi-fuel stove and French doors opening out to the front gardens. These doors frame magnificent views across open countryside toward the River Torridge.

The adjoining dining room is both elegant and expansive, providing ample space for entertaining, with further French doors opening to the garden and a large side window drawing in natural light.

The newly fitted kitchen is a particular highlight of the home, benefitting from stunning Quartz worktops, integrated appliances, and a built-in double oven and hob.

The rear window offers delightful views across the open green fields. Adjoining the kitchen, the new vaulted garden room - an elegant sunroom extension - provides a serene spot to sit and take in the beauty of the surrounding landscape, with doors opening directly to the rear garden.

A versatile library offers flexibility for use as a home office, snug, or playroom, while the utility room and adjoining larder provide excellent storage and space for appliances. The ground floor also includes a contemporary family bathroom fitted with both a bath and separate shower, as well as a comfortable double bedroom with front garden views.

On the first floor, a spacious landing currently serves as a bright home office and offers captivating views across the garden and surrounding countryside.

The master bedroom is particularly impressive - a beautifully presented and exceptionally large space featuring French doors leading to a private balcony. This outdoor area provides an ideal setting for a morning coffee while enjoying views over the garden, with steps leading down to the lawn below.

The master suite also benefits from an en-suite shower room and a generous dressing room. Two further bedrooms are both well-proportioned and tastefully decorated, with a modern shower room completing the upper accommodation.

The annexe adjoins the main house yet offers complete independence with its own entrance and access to the garden. The bright and spacious kitchen features cream cabinets, tiled flooring, and French doors leading onto the patio.

The lounge provides ample space for dining and relaxation, with sliding doors that open directly onto the rear garden, allowing natural light to flood the space. The bedroom is a generous double with French doors opening to the front patio, and the newly fitted shower room is stylish and contemporary in design. This part of the home is ideal for extended family living or as a comfortable, income-generating holiday let.



Entrance Hall

Lounge 5.26m x 4.14m (17'3" x 13'7")

Kitchen/ Breakfast Room 7.20 x 6.50 maximum (23'7" x 21'3" maximum)

Utility Room

Sun Room 3.43m x 4.52m (11'3" x 14'10")

Dining Room 3.7 x 5.1 (12'1" x 16'8")

Library 3.81m x 3.25m (12'6" x 10'8")

Bedroom 4 (Ground Floor) 3.25m x 3.28m (10'8" x 10'9")

Bedroom 1 7.92m x 3.78m (26'0" x 12'5")

Ensuite 3.28m x 2.21m (10'9" x 7'3")

Bedroom 2 4.06m x 4.70m (13'4" x 15'5")

Bedroom 3 2.24m x 4.06m (7'4" x 13'4")

Shower Room 1.47m x 1.52m (4'10" x 5'0")

Annex Kitchen 5.41m x 2.18m (17'9" x 7'2")

Annex Lounge 5.11m x 4.70m (16'9" x 15'5")

Annex Shower Room 2.69m x 2.87m (8'10" x 9'5")

Annex Bedroom 5.00m x 4.01m (16'5" x 13'2")



The exterior grounds are as impressive as the interiors. Greenacres is approached through wrought-iron gates leading up a private drive bordered by mature hedging, offering ample parking for several vehicles, along with the added benefit of a Zappi EV charger. The gardens are immaculately maintained and full of character, featuring level lawns, decorative trees, and colourful planting.

Multiple seating areas around the property allow you to enjoy the sunshine throughout the day - from the rear patio, ideal for al fresco dining, to the decked area beside a tranquil pond. Outbuildings include a workshop with four double power points, wood shed, and greenhouse, along with raised vegetable beds for those with a passion for gardening, plus a convenient gardener's WC.

A highlight of the property is the orchard located directly opposite, forming part of the grounds and enhancing the sense of rural charm.

Greenacres is situated in the sought-after village of Weare Giffard, a picturesque Devonian village on the banks of the River Torridge. The village offers a warm and welcoming community, with amenities including a popular local pub, The Cyder Presse, a large village hall, and the Grade I listed Church of the Holy Trinity. Excellent schools are located in nearby Monkleigh, Great Torrington, and Bideford, all easily accessible via good transport links.

The property is within comfortable driving distance of the Atlantic Highway (A39), which provides access to Cornwall in the south-west and the M5 near Tiverton to the east. Regular bus services from Great Torrington connect the area to Barnstaple, Bideford, and the beautiful North Devon coast, including Westward Ho!, Appledore, and Croyde.

Great Torrington itself boasts a thriving arts centre offering crafts courses, live performances, and an independent cinema that showcases both mainstream and art-house films, adding a cultural flair to rural living.

For those seeking a peaceful country lifestyle without compromising on accessibility, Greenacres offers an outstanding opportunity. Combining spacious accommodation, beautifully maintained gardens, and versatile living options, it stands as a truly unique home in one of North Devon's most picturesque settings.

DIRECTIONS

From Bideford, take the A386 toward Torrington. Pass through Landcross, then turn left at the signpost for Weare Giffard. Follow the road over the small humpback bridge and turn left at the 'T' junction signposted Halspill. Continue uphill; Greenacres will be found on the right-hand side, clearly marked by its nameplate.



VIEWING

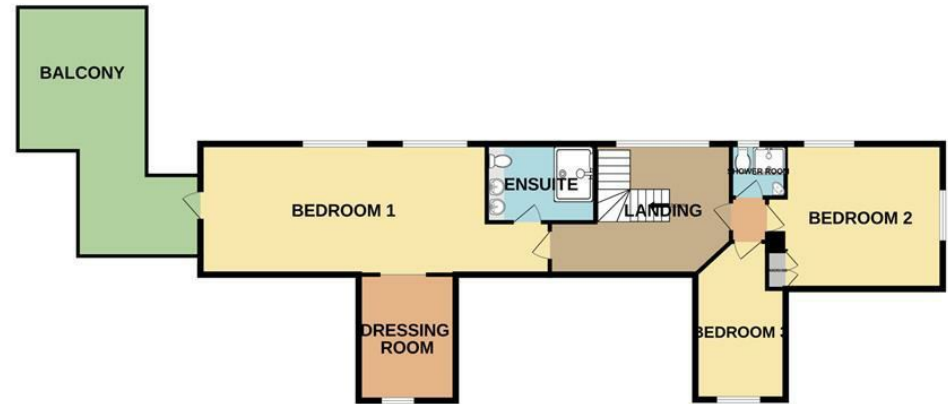
**By appointment through
Phillips, Smith & Dunn
Bideford Office on
01237 879797**



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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