

Bracken Haven

STAGS

Bracken Haven

Weare Giffard, Bideford, Devon, EX39 4QR

Amenities in walking distance. Bideford 4 miles. Great Torrington 2.3 miles

A detached four bedroom bungalow set on an elevated position with fine views over Weare Giffard

- Approx. 0.67 Acres
- 2 Receptions Rooms
- Elevated Position with Fine Views
- Additional land available
- Council Tax Band E
- 4 Double Bedrooms
- Parking For Multiple Vehicles
- Scope for Modernisation
- No Onward Chain
- Freehold

Guide Price £500,000

SITUATION

Situated in the highly sought-after and picturesque village of Weare Giffard, Bracken Heath occupies an elevated position, enjoying enviable views over the valley. This small and quaint village resides near the southern bank of the River Torridge and offers indispensable village amenities, including; village hall, parish church, playground, the 'Cyder Presse' pub and a bus service. The nearby Tarka Trail affords superb walks and cycle rides that extend beyond Torrington and Barnstaple.

The historic town of Great Torrington (2.3 miles), surrounded by Commons with beautiful nature walks over 360 acres of land, has an excellent range of daily amenities including; shops, leisure facilities and schooling for all ages. The port town of Bideford (4 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex with a range of popular brands. The costal resorts of Westward Ho!, Appledore and Instow (all approx. 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and an historic quay, amongst other amenities and attractions.

DESCRIPTION

Bracken Haven is a detached four bedroom bungalow set on an elevated position with fine views over Weare Giffard. The property is in need of some modernisation and benefits from private gardens and ample parking. There is also an option to purchase an additional paddock/land amounting to around 1 acre.







ACCOMMODATION

The glazed front door opens into a large, gazed PORCH with further door to HALLWAY leading to all principal accommodation. The SITTING ROOM has the benefit of a south facing, triple aspect, with open fire and inset storage cupboard to the side and further door to the dining room. The spacious KITCHEN/BREAKFAST ROOM is fitted with a comprehensive range of light base units, contrasting worktop over and matching wall units, inset gas hob/extractor hood over, high-level, twin oven/grill, sink/drainer, space for white goods, boiler, airing cupboard, space for dining table, back door leading out and further door to the DINING ROOM benefiting from a South-westerly double aspect and an electric fire.

There are 4 DOUBLE BEDROOMS, all well-proportioned and 3 are fitted with basins. The modern FAMILY BATHROOM, currently a 'wetroom' for practically, has a tiled floor, large, open shower, wall mounted basin, WC and heated towel rail.

OUTSIDE

To the front of the house is a tarmac driveway leading up to the house with with a gravel driveway to the front and side. There are also terraced lawns, beds and a timber summer house. To the West and North of the house are the main gardens which are sloping lawns with shrubs and trees.

ADDITIONAL PADDOCK/LAND

Adjacent to the property is a grass sloping paddock with access from either Bracken Haven or via the the housing estate to the East (Tavern Gardens). There is also historic planning approved for a detached three bedroom bungalow under planning reference 1/0853/1986 in which it is confirmed that the foundation excavation works constitute formal commencement. Amounting to around 1.34 acres, this is available by separate negotiation.

SERVICES & OTHER INFORMATION

Services: All mains connected.
Broadband: 'Standard' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers is 'Good' to 'Poor' (Ofcom). Please check with chosen provider.

VIEWINGS

Strictly by confirmed prior appointment please, through the Sole Selling Agents Stags on 01237 425030 or bideford@stags.co.uk

DIRECTIONS

Heading from Bideford towards Torrington on the A386, turn left at Weare Giffard X, signed 'Weare Giffard', continue on this road for approx. 1.5 miles, where the driveway for 'Bracken Haven' will be found on the left, with Stags 'For Sale', board clearly dis[played.
what3words///contacts.ducks.massaged
Postcode: EX39 4QR (Not to be relied upon).

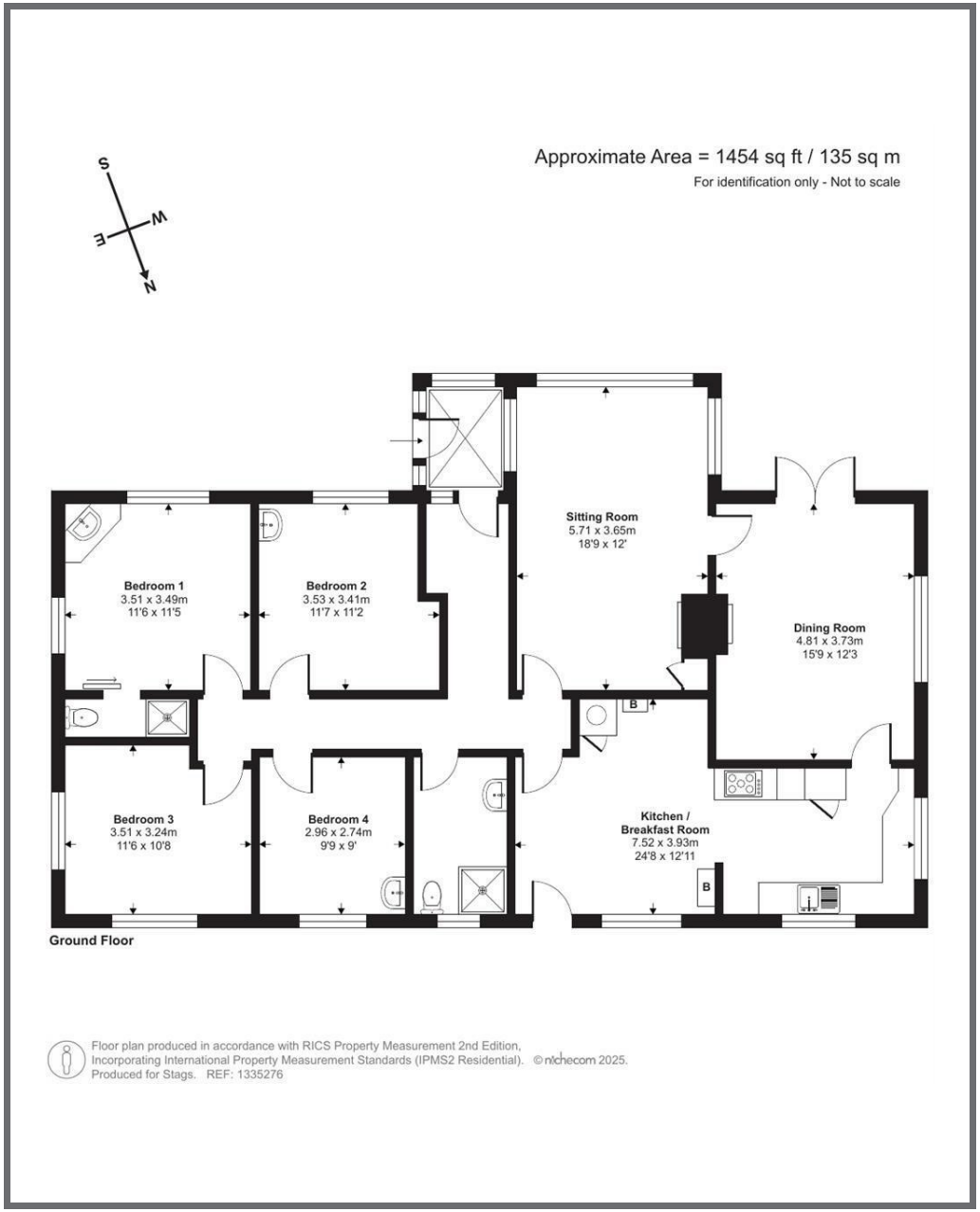




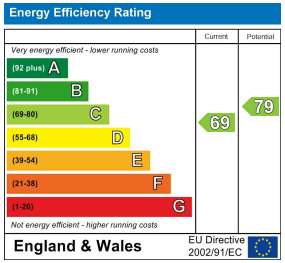


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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