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Moorlands


FULL MOON
THIRD QUARTER
NEW MOON
FIRST QUARTER
TABIC
Garden-Master





Moorlands,

Gammaton, Bideford, Devon, EX39 4QE

Bideford 2.7 miles. Instow (coast/beach) 5 miles. Westward Ho! (coast/beach) 5.7 miles.

A contemporary home with equestrian facilities, land and magnificent views.

- Stunning Sea & Countryside Views
- Approx. 2.6 Acres
- Oversized Double Garage with full PP for Two-storey Conversion
- 2 Kitchens
- Council Tax Band 'E'
- 5 Bedrooms
- Large Living Room with elevated Balcony/Terrace
- Stable block, Tack Room, Barn & Floodlit Menage
- Potential for Annexe
- Freehold

Guide Price £895,000

Stags Bideford

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Situation

Moorlands is situated in the quiet and picturesque hamlet of Gammaton, with no near neighbours, surrounded by open countryside and within close proximity of the coast. Focused around its historic quay and located on the banks of the River Torridge, the port and market town of Bideford is less than 3 miles away. The town offers a comprehensive range of facilities and amenities within walking distance, including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private), popular pannier market, several supermarkets and a retail complex. The River Torridge flows through the heart of the town, with various vessels docking daily at 'The Quay', including the 'MS Oldenburg' (tide dependent), the passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides through beautiful scenery.

Local coastal villages include: Instow (5 miles), with a glorious, sandy beach. Appledore (6 miles), a picturesque fishing village. Westward Ho! (5 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

Moorlands occupies a commanding position, offering magnificent westerly views across Bideford Bay to Hartland Point, Lundy Island and Baggy Point, coupled with beautiful countryside vistas towards Dartmoor and Exmoor. The house has been thoughtfully extended and renovated throughout and offers bespoke and contemporary, family accommodation. The house could easily be divided to provide ancillary accommodation, if required and the large, detached garage had planning permission approved in 2022, or a two-storey conversion. Pretty and well-tended gardens are complemented by enviable, equestrian facilities, including a large, purpose-built stable block, well-kept and fenced pasture and all-weather, floodlit menage.

Accommodation

Double doors open into the GARDEN ROOM with slate floor, vaulted ceiling and triple aspect, space for dining table and separate seating area, further double doors open to the matching slate-floored MAIN HALLWAY with staircase leading up/storage beneath. The impressive, large (26' x 14') KITCHEN & DINING ROOM (also with slate floor) offers a highly sought-after and contemporary, family living space, with double aspect and bespoke, fitted kitchen, which comprises of 'garnet red' base units with 'colonial white' granite worktops and contrasting 'dark stone' wall units. Integrated appliances include; inset 5-ring electric hob, Neff double oven, dishwasher and freezer. The dining area effortlessly accommodates a large table and a further relaxed, seating area, focused around a contemporary, solid fuel range-style stove/cooker, a door leads out to the west side of the house to a gate giving easy access to the lane. BEDROOM 2 is a double room with marble-floored ensuite, comprising; large shower, basin and WC and a separate, opulent bathroom room with matching marble floor, gorgeous Verdigris tiles and oversize Villeroy & Boch trapezoid bath. BEDROOM 4 (currently a snug) is a double room with oak floor and double French doors opening to the patio, pond and gardens beyond. BEDROOM 3 is accessed via a marble-floored inner hallway, a double room with matching marble floor, benefiting from a double aspect, ensuite shower room, comprising; large shower, basin and WC. BEDROOM 5, currently a study/office, is also a good-sized bedroom. UTILITY ROOM with fitted units/worktop over, space/plumbing for white goods, sink/drainer and WC. Separate, large, walk-in, heated airing cupboard with fitted shelving. BOOT ROOM with triple aspect, with shelving and space for boots, shoes and hanging coats and door leading out to the rear stable yard.

The staircase leads up to the landing, with door to CLOAKROOM with basin, WC and fitted storage. The spacious LIVING ROOM has the benefit of a triple aspect, wood-burning fire and twin sets of doors opening to the large, elevated terrace/balcony with mirror-polished stainless-steel balustrade and breathtaking, panoramic countryside and coastal views. The KITCHEN is fitted with a range of light-coloured units/worktop over, inset electric hob, integrated electric oven and fridge. The large, MASTER BEDROOM, with double aspect, enjoys sweeping, far reaching views across the paddocks to Exmoor and Dartmoor, dressing area with fitted wardrobes, and ensuite with dramatic slate tiling, comprising; extra large walk-in shower, basin and WC.













Gardens & Grounds

The gardens are currently, predominantly laid to lawn and have been thoughtfully designed and creatively planted, with deep beds and borders, mature hedgerows and specimen trees (including 17 different magnolia varieties) allowing an effortless flow between the different seating areas. An orchard runs along the entire length of the garden, which is planted with apple, pear, plum, cherry, mulberry, walnut and sweet chestnut trees. At the north end of the orchard there is access to a golf studio with simulator, housed in an enclosed section of the main barn. At the foot of the garden is the 'Chilli House' a large summerhouse with a west-facing veranda and slate-tiled floor and patios. Inside the environment is perfect for exotic plants, with raised beds (currently planted with mature and productive orange and lemon shrubs) and with ample space for table/chairs. Parking for multiple vehicles is provided in front of the large DOUBLE GARAGE & WORKSHOP, that has approved planning permission for a two-storey conversion. A trellis lined pathway, planted with a wisteria and roses, leads to the house and the quartzite-paved patio where there's an adjacent large and well-stocked fish pond.

Land & Stables

The stable block is positioned directly behind the house. Within the block, there are 4 well-proportioned stables, and additional large 'foaling box' opening to the secure, concrete yard. The spacious, tack-room, offers plenty of fitted storage, space/plumbing for white goods, kitchen area with sink and cloakroom with WC. The tack room houses the services (oil-fired boiler, pressurised water cylinders and solar thermal installation, with panel on the roof). Enclosed Hay Barn (21'x18'), with roof mounted PV solar array. The impressive menage (45m x 25m), offers year-round use, with flood lighting. The menage surface is Flexiride combined with sand and is sheltered by banks planted with tall, mature hedging. The land is level and currently split into 3 main enclosures, secured with post and rail and mains electric fencing. There is a large, modern, east-facing field shelter. All areas are easily accessible from the stable yard and there is direct access to the lane via a 5-bar gate.

Services & Additional Information

Services: Mains water and electric are connected. Oil fired central heating. Private drainage via septic tank.
Broadband: 'Standard' broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.
Roof mounted PV solar array (on barn).

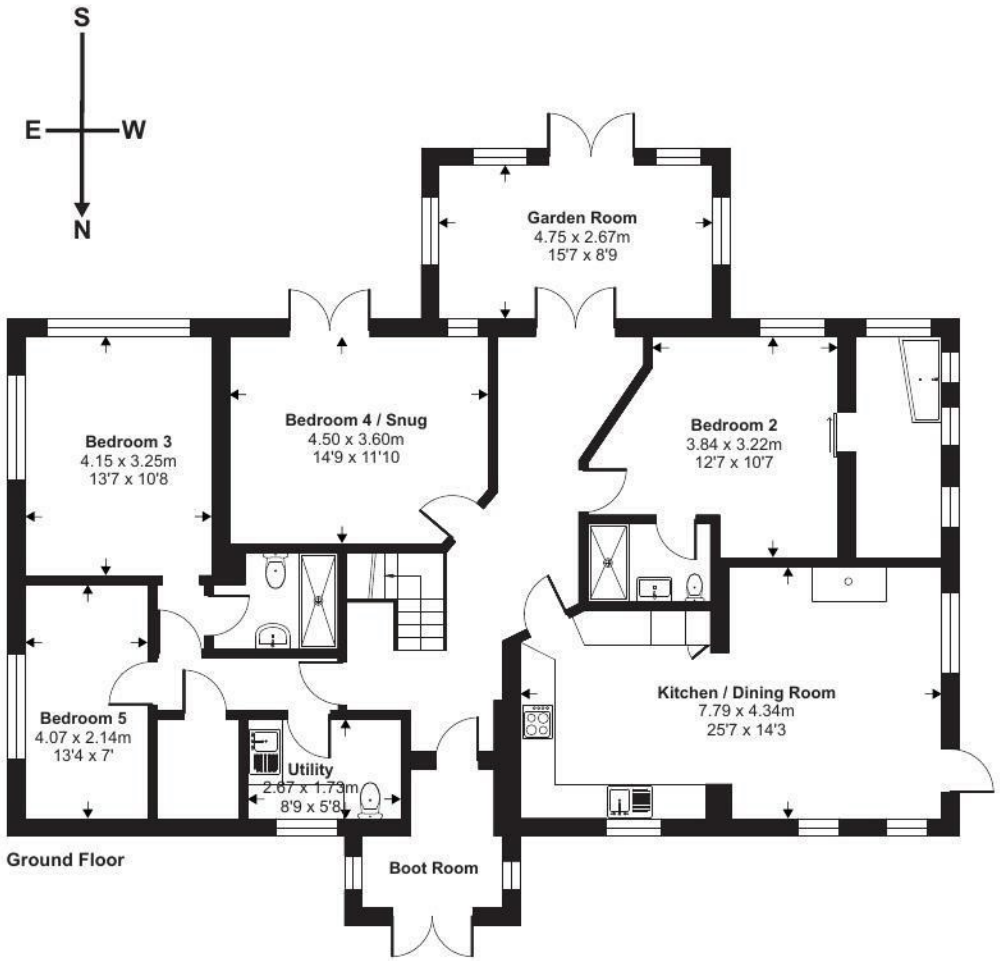
Viewings

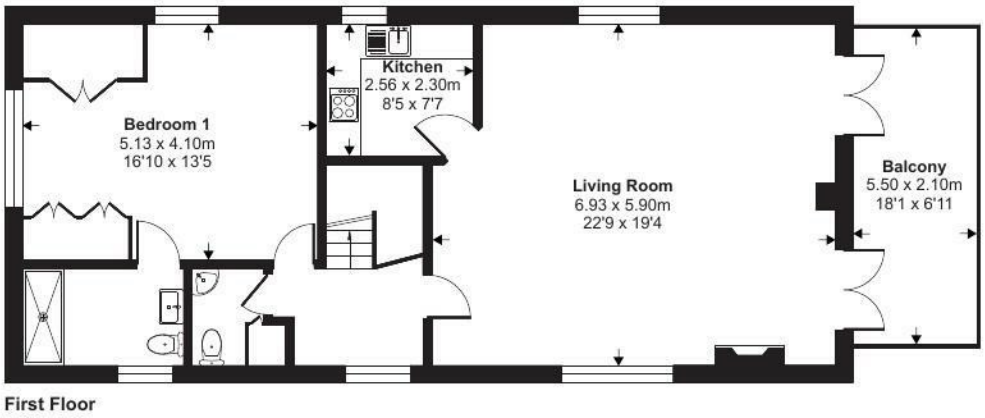
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

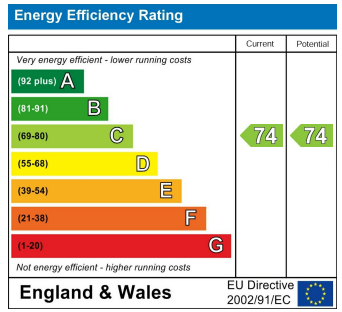
From Bideford Quay, head south on New Road, at the mini-roundabout, take the first exit across Bideford Long Bridge/Old Bideford Bridge/B3233, at the mini-roundabout, go straight over on to Station Hill, then turn left onto Torrington Lane. At the roundabout, take the second exit, and continue on Gammaton Road for 0.4 miles, then taking a right to continue on this road for another 1.6 miles, then turn left, and in 0.1 miles, turn right, and the property will be found on your right.
Postcode: EX39 4QE (not to be relied upon)
What3words: ///celebrate.darker.giants

Approximate Area = 2528 sq ft / 234.8 sq m
Garage = 433 sq ft / 40.2 sq m
Outbuilding = 1755 sq ft / 163 sq m
Total = 4716 sq ft / 438 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1434637



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