



Barn Meadow



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Weare Giffard, Bideford, Devon, EX39 4QR

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

Spacious accommodation, in a sought-after village with stunning elevated views and great outdoor space

- 3 Bedrooms & Large Loft Room
- Stunning Views
- Contemporary Kitchen & Living Space
- 2 Further Reception Rooms
- Elevated Balcony & Dining Terrace
- Garage & Parking
- Landscaped Gardens
- Popular Village with Amenities
- Freehold
- Council Tax Band 'E'

Guide Price £625,000

Situation

Barn Meadow is situated close to the heart of the village of Weare Giffard, occupying a prime position, with glorious views over the beautiful river and valley. The small, timeless and picturesque village of Weare Giffard, 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 miles), surrounded by Commons, with over 360 acres of lovely nature walks, offers an excellent range of daily amenities, 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. The coastal resorts of Westward Ho!, Appledore and Instow (all approx. 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

Description

Barn Meadow is a purpose-built, bespoke, 'eco-house', built in 2002, the property is being offered for sale for the first time since 2016. The house advocates reverse-living accommodation, in order to take full advantage of its enviable position and stunning views across open river and meadows. The living accommodation is spacious and versatile, complimented by 3 double bedrooms and large loft room. Outside, the gardens have undergone thoughtful and extensive landscaping, there is a garage and parking for multiple vehicles.



Accommodation

Part-glazed, double-doors open into the spacious and welcoming ENTANCE HALL/GARDEN ROOM, with triple aspect and Velux windows, space for seating, double-doors out to the main dining terrace and bi-fold doors to the main HALLWAY, with the staircase leading up/storage beneath, door to the back gardens and door to the LAUNDRY with space/plumbing/shelving for white goods. The MASTER BEDROOM has the benefit of a double aspect, with doors opening out and access to the main terrace, dressing area with fitted wardrobes and ensuite bathroom, comprising; jacuzzi bath, basin/vanity unit beneath, WC and heated towel rail. BEDROOM 2 is a double room. BEDROOM 3 is also a well-proportioned double room. The FAMILY BATHROOM comprises; a double-shower, basin, WC and heated towel rail.

Stairs lead-up to the first-floor landing and the enviable, spacious, living accommodation, with English oak flooring throughout and CLOAKROOM with WC and basin. The triple aspect KITCHEN & CONTEMPORARY FAMILY LIVING SPACE, is the hub of the home, the kitchen comprises; light base units, with contrasting worktop over/ tiled splashbacks, matching, underfit, wall units and glass-fronted display units, peninsula island, freestanding 6-ring, Rangemaster cooker with double oven, integrated dishwasher, fridge/freezer 1½ bowl ceramic sink, wine chiller and sliding door to walk-in pantry, with fitted shelving. The sitting and dining area easily accommodate an oversize sofa and a table, seating 6, double-doors allow access to the back garden, with further double-doors opening to the balcony and gorgeous, far-reaching views over open river, meadows and woodland beyond. The DINING ROOM with impressive, vaulted-ceiling offers a more formal dining experience, if desired, with open balustrade and steps down to the sitting room and door to a large storage cupboard, leading to the 'drying room'. The opulent and double-aspect SITTING ROOM offers a cosy space to recline, with a wood burning fire as the focal point and double doors, with full length windows to either side, opening to a Juliette balcony and fine southerly views over the river meadows and beyond.

A staircase leads from the dining room to the SECOND FLOOR and the large 'LOFT ROOM', currently used as bedroom, is divided into 3 areas, the largest of which is 17'2" with basin in the middle area, this space would lend itself for a variety of uses, such as a craft/hobbies room or office. (Agents Note; this room does have restricted head height).

Outside

At the front of the house, there is driveway parking for multiple-vehicles and integral garage with gate to the left-hand side, opening to the back gardens. Steps lead to the front of the house and the 'Dining Terrace', a large, walled, paved terrace, offering fine views across the valley and multiple areas for seating, including a covered veranda beneath the first-floor balcony. Steps lead up though the gardens, to a gate and post and rail fencing, to the large 'upper terrace', with fine, far-reaching views over the house, located above the 'Upper Terrace', is the 'upper-lawn', with garden shed to the side and open-countryside behind, with river views.

Services & Additional Information

All mains services are currently connected. Gas Boiler and 'Underfloor' heating throughout. It is believed the property is of brick and block construction with rendered elevations, beneath a slate roof.

Broadband: 'Standard broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good - Variable / Vodafone - Variable (Ofcom). Please check with chosen provider.
The village of Weare Giffard is in an AONB.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 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. 1.1 miles, where the entrance for 'Barn Meadow' will be found on the left, with Stags 'For Sale', board clearly displayed.
[what3words///swan.withdraws.slogans](https://www.what3words.com/what3words///swan.withdraws.slogans)
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.



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		72	80
EU Directive 2002/91/EC			

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