



BARN MEADOW  
WEARE GIFFARD, BIDEFORD, DEVON, EX39 4QR

£550,000

***A distinctive and beautifully positioned home in the heart of the much-loved village of Weare Giffard, Barn Meadow offers a rare combination of space, privacy and an exceptional rural lifestyle. Set above the River Torridge, the property enjoys far-reaching views across open river meadows and woodland, with the changing seasons providing a wonderful backdrop to everyday life.***

Designed as a bespoke eco-house in 2002, the property embraces a reverse-level layout, placing the principal living spaces upstairs to make the very most of its elevated position and outlook. The result is a home that feels particularly connected to its surroundings, with light-filled rooms, extensive glazing, a balcony and generous terraces creating an effortless relationship between inside and out.

At the heart of the home is an impressive open-plan kitchen and family living space, perfectly suited to relaxed family life and entertaining. From here, doors open onto the balcony where the views extend across the valley, while a separate dining room and more intimate sitting room with wood-burning stove provide additional spaces in which to gather or unwind.

The accommodation includes three comfortable double bedrooms, with the principal bedroom enjoying direct access to the main terrace, together with an en-suite and dressing area. A substantial loft room provides further versatility and could work equally well as a hobbies room, home office, studio or occasional bedroom, subject to its restricted head height.

Outside, the gardens have been thoughtfully landscaped to create a series of attractive spaces in which to enjoy the setting.

The large dining terrace is particularly appealing for summer entertaining, while the upper terrace and lawn make the most of the property's elevated position and panoramic views. There is also an integral garage and generous driveway parking.





## LIFE IN WEARE GIFFARD

Perhaps one of Barn Meadow's greatest attractions is its setting within the community of Weare Giffard. This picturesque village occupies a beautiful position beside the River Torridge and retains the character and sense of community that makes village life so appealing. The village hall, parish church, playground and popular Cyder Presse provide natural meeting points, while the surrounding countryside is quite literally on the doorstep.

For those who enjoy an active outdoor lifestyle, the nearby Tarka Trail provides miles of traffic-free walking and cycling through some of North Devon's most attractive scenery, extending towards Great Torrington and Barnstaple. The wider Torridge Valley offers countless opportunities for country walks, cycling and exploring, whilst the North Devon coastline is also readily accessible.

Despite its peaceful rural setting, Barn Meadow is remarkably well connected. Historic Great Torrington is approximately two miles away, providing everyday amenities, independent shops, schooling, leisure facilities and access to the extensive Torrington Commons. Bideford is around four miles away for a broader range of shopping, cafés, restaurants and services, whilst the beaches and coastal villages of Westward Ho!, Appledore and Instow are approximately seven miles away.

Barn Meadow therefore offers much more than an individual home. It is an opportunity to become part of a welcoming North Devon village community, whilst enjoying an exceptional position within the Torridge Valley and easy access to the coast, countryside and surrounding towns.

## NEED TO KNOW

Services: All mains services are connected. Gas fired under floor heating.

Energy Performance Certificate (EPC): C (72)

Council Tax: Band E (£2,652.43 p/a)

**What3Words:**sonic.backswing.ladders





**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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