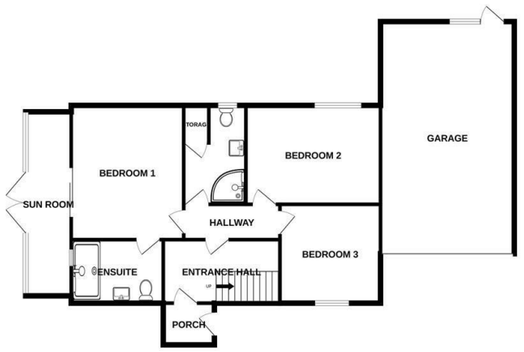
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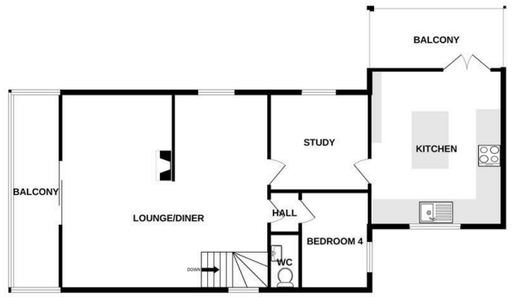
BUY • SELL • LET

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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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Directions

From Bideford Quay, proceed towards Torrington on the A386. Continue on this road passing through Land Cross and taking the second turning on the left, signposted Weare Giffard. Follow this road over the bridge and continue along this road passing through the village, the church, village hall and along the road until you reach the Cyder Press Public House, where the property can be found directly opposite.

Looking to sell? Let us value your property for free!

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or email bideford@phillipsland.com

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BUY • SELL • LET

PHILLIPS SMITH & DUNN







1 Tavern Gardens

Weare Giffard, Bideford, Devon EX39 4QR

Guide Price

£475,000

- Four-bedroom detached home
- Spacious lounge and dining area
- Principal bedroom with en-suite
- Desirable village location
- South-facing countryside views
- Large garage with parking
- Reverse-level accommodation
- Two first-floor balconies





The accommodation is thoughtfully arranged over two floors, with a welcoming entrance porch leading into the hallway. The ground floor provides three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities and direct access to a delightful sun room, creating a peaceful space from which to enjoy the surrounding outlook. Bedrooms two and three offer flexible accommodation for family members or guests, while a separate family shower room and useful built-in storage complete this level. The property also benefits from an integral garage, providing secure parking and additional storage.

Stairs rise to the impressive first floor, where the reverse-level design takes full advantage of the countryside views and natural light. A spacious lounge/diner forms the heart of the home, offering ample room for both comfortable seating and a dining area, with doors opening onto a balcony. The separate kitchen is generously proportioned and opens onto a further balcony, ideal for outdoor dining or relaxing in the sunshine. A versatile study provides an excellent space for home working, while a fourth bedroom and convenient cloakroom/WC complete the first-floor accommodation.

To the front of the property, a private driveway provides off-road parking and access to the generous integral garage, while established planting and attractive stonework create a welcoming approach. The enclosed rear garden has been thoughtfully arranged for ease of maintenance, featuring an artificial lawn, gravelled areas, raised beds and an abundance of mature shrubs and colourful planting. There is ample space for outdoor seating, together with a useful garden shed. On the first floor, the property benefits from two balconies, including a generous decked seating area that provides an ideal setting for alfresco dining, entertaining or simply relaxing while enjoying the surrounding countryside views.

Services

All mains services, gas fired central heating.

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Situation

Weare Giffard is a picturesque North Devon village set amid rolling countryside beside the River Torridge, conveniently positioned between the historic market town of Great Torrington and the port town of Bideford. The village has a strong sense of community, with a traditional country pub, village hall, recreation ground and the Grade I listed Church of the Holy Trinity. Scenic walks and cycling routes can be enjoyed nearby, including access to the renowned Tarka Trail. Great Torrington provides a selection of shops, cafés, schools and everyday amenities, as well as Torrington Commons and RHS Garden Rosemoor, while Bideford offers a wider range of shopping and leisure facilities. The beautiful North Devon coastline is also within easy reach, including the sandy beach at Westward Ho! and the popular coastal villages of Appledore and Instow, making Weare Giffard an excellent base for enjoying both countryside and coast.

Room list:

Ground Floor

Entrance Porch
1.81 x 1.20 (5'11" x 3'11")

Bedroom One
3.94 x 3.50 (12'11" x 11'5")

Ensuite
2.61 x 1.85 (8'6" x 6'0")

Bedroom Two
3.94 x 2.95 (12'11" x 9'8")

Bedroom Three
2.95 x 2.85 (9'8" x 9'4")

Conservatory
5.08 x 1.21 (16'7" x 3'11")

First Floor

Open Plan Lounge/Diner
6.52 x 5.96 (21'4" x 19'6")

Study/Snug
2.96 x 3.05 (9'8" x 10'0")

Bedroom Four
2.74 x 1.96 (8'11" x 6'5")

WC

Kitchen
4.58 x 4.45 (15'0" x 14'7")

Garage
4.76 x 4.64 (15'7" x 15'2")

