



Bond
Oxborough
Phillips

Changing Lifestyles

1 Honycombe Cottages
Weare Giffard
Bideford
Devon
EX39 4QP

Offers Over: £350,000 Freehold



Changing Lifestyles

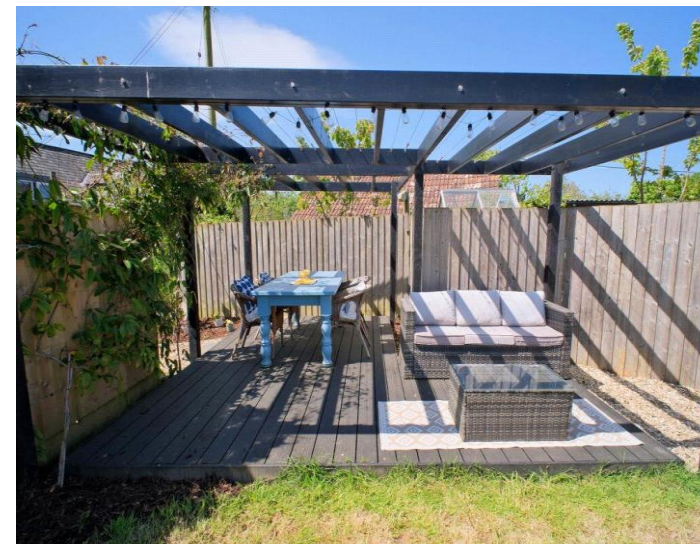
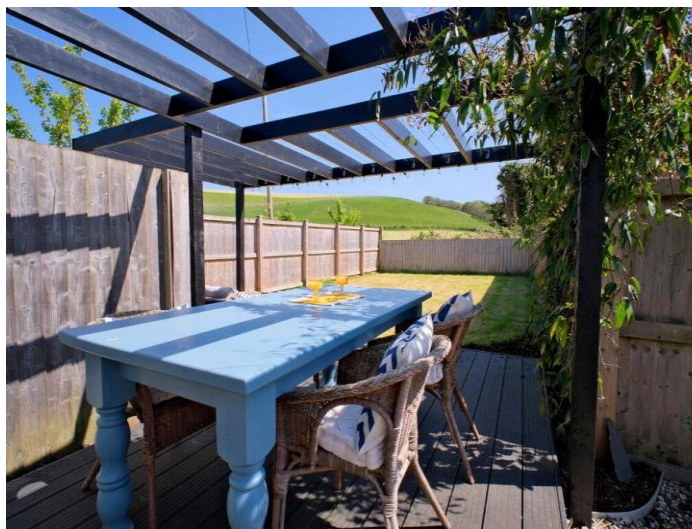
01237 479 999
bideford@boproperty.com

1 Honycombe Cottages, Weare Giffard, Bideford, Devon, EX39 4QP

A BEAUTIFULLY RENOVATED WEARE GIFFARD COTTAGE



- 3 generous Bedrooms with excellent built-in storage
- Attractive stone-cobbled frontage
- Exceptional open-plan Lounge / Dining Room with stone inglenook fireplace with wood-burning stove
- Stylish fitted Kitchen
- Separate Utility Room, Home Office & Cloakroom
- Private garden backing onto open countryside
- Off-road parking for 2/3 vehicles



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Overview

Behind the attractive stone-cobbled frontage of 1 Honycombe Cottages lies a home of surprising space and character. Beautifully renovated in recent years, this impressive 3 Bedroom cottage combines the warmth and individuality of a traditional property with a layout perfectly suited to modern life.

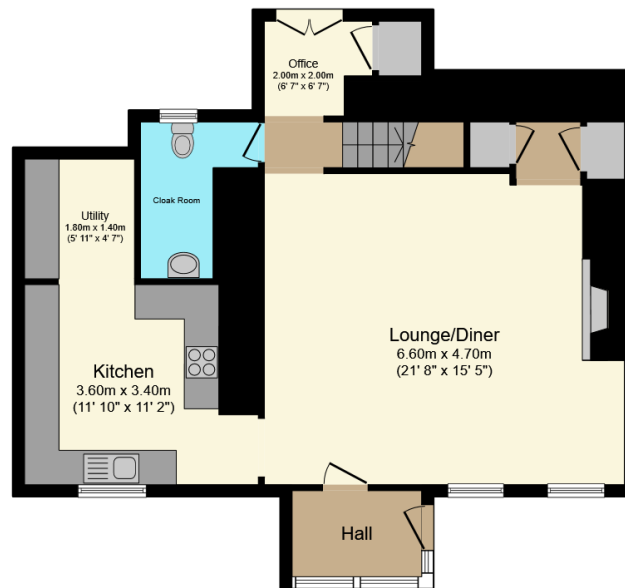
An Entrance Porch opens into the outstanding Lounge / Dining Room, where exposed ceiling timbers and a magnificent stone inglenook fireplace with wood-burning stove create an immediate sense of atmosphere. Generously proportioned and filled with natural light, the room provides clearly defined areas for relaxing and dining while retaining an inviting, sociable feel.

The stylish fitted Kitchen offers an excellent range of cabinetry, work surfaces and integrated appliances, complemented by a separate Utility Room. A dedicated Home Office provides a practical space for working or studying, with glazed doors opening directly onto the garden, while an adjoining Cloakroom completes the ground floor accommodation.

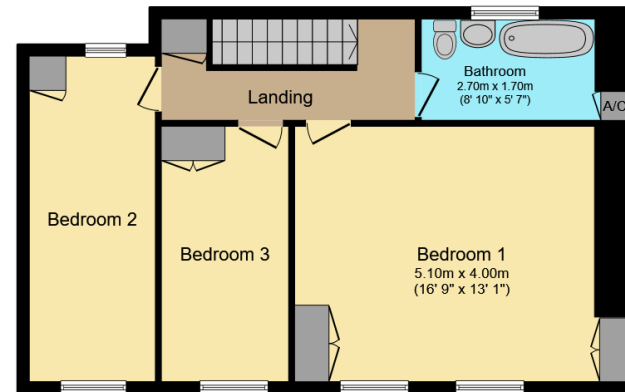
Upstairs are 3 well-planned Bedrooms, all benefiting from built-in storage. The principal bedroom is particularly generous and incorporates 2 wardrobes, while the second is another comfortable double and the third a spacious single. The Family Bathroom features a traditional roll-top bath with shower over, vanity unit, WC, heated towel rail and useful airing cupboard.

To the front, the shared stone-cobbled courtyard creates a charming approach and provides off-road parking for 2-3 vehicles. The private rear garden is arranged across several attractive levels, beginning with a cobbled courtyard and rising to composite decking beneath a timber pergola, an ideal setting for outdoor dining. Beyond is a generous enclosed lawn backing onto open countryside, with views across the adjoining field.

Offering substantial living space, excellent storage, parking and a peaceful countryside garden, this is a characterful cottage that delivers considerably more than its traditional exterior might suggest.



Ground Floor



First Floor

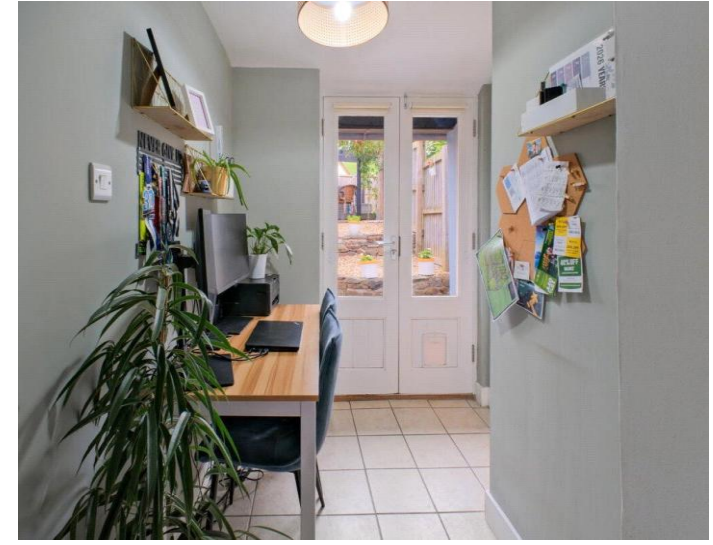
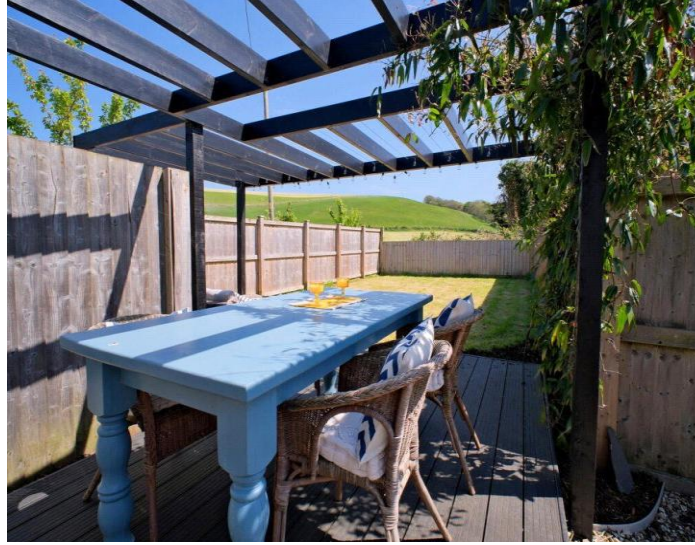
Total floor area: 140.3 sq.m. (1,511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by





1 Honycombe Cottages, Weare Giffard, Bideford, Devon, EX39 4QP



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Honycombe Cottages, Weare Giffard, Bideford, Devon, EX39 4QP



Life In Weare Giffard

Weare Giffard is one of North Devon’s most attractive rural villages, known for its beautiful countryside, welcoming community and position close to the River Torridge.

The village has an active community, village hall and traditional country pub, while picturesque walking and cycling routes provide plenty of opportunity to enjoy the surrounding landscape.

Great Torrington is within easy reach and offers independent shops, cafés and everyday amenities, together with access to the Tarka Trail, Torrington Commons and the renowned RHS Garden Rosemoor.

The historic port town of Bideford provides a wider range of shopping, schooling and leisure facilities, with the North Devon coastline—including Westward Ho!, Appledore and Instow—also readily accessible.

Character Without Compromise

1 Honycombe Cottages offers the atmosphere and individuality of a traditional country home while delivering the space and practical features required for modern living.

With its exceptional reception room, 3 bedrooms, home office, parking and field-facing garden, this is a cottage that deserves to be experienced in person.

Directions

What3Words : cassettes.sourced.evaporate

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 Honycombe Cottages, Weare Giffard, Bideford, Devon, EX39 4QP

Changing Lifestyles

We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

Have a property to sell or let?

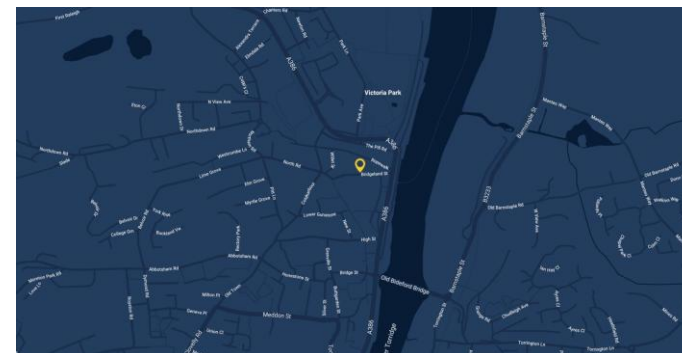
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Changing Lifestyles

01237 479 999

bideford@bopproperty.com