



Bond  
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*Changing Lifestyles*

Hazelwood Cottage  
Weare Giffard  
Bideford  
Devon  
EX39 4QS

**Asking Price: £750,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

Hazelwood Cottage, Weare Giffard, Bideford, Devon, EX39 4QS



## A REMARKABLE COUNTRY HOME WITH BREATHTAKING DEVON VIEWS

- 4 generous double Bedrooms (all En-suite)
- Impressive Living Room with feature stone fireplace
- Multiple versatile Reception Rooms & Study
- Magnificent Conservatory enjoying panoramic countryside views
  - Spacious Kitchen with breakfast bar
- Beautiful south-west-facing gardens & extensive sun terrace
  - Spectacular far-reaching countryside views
- Gated driveway providing parking for numerous vehicles
- Substantial 3-car Carport & large Garage with Office & WC
  - No onward chain



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## Changing Lifestyles

Hazelwood Cottage is a truly remarkable detached country home, occupying an enviable elevated position within the peaceful riverside village of Weare Giffard. Treasured and extensively improved by the current owners over many years, this is a property of genuine presence and character, offering substantial accommodation, beautiful gardens and, above all, breathtaking views across the rolling Devon countryside. Offered for sale with no onward chain, it represents a rare opportunity to acquire a home where the setting and lifestyle are every bit as impressive as the house itself.

The approach immediately creates a sense of occasion. A sloping driveway leads to ornate electrically operated wrought-iron gates, opening onto an exceptionally spacious parking area suitable for numerous vehicles. This is complemented by a substantial 3-car Carport and large Garage with power and lighting, together with its own Office area, WC and sink.

Steps rise from the driveway to the beautifully maintained south-west-facing front garden, where lawns, mature planting and an attractive low stone wall give the house an almost stately presence. A magnificent patio provides a superb space for outdoor dining and entertaining, while the outlook across open fields and rolling countryside is quite exceptional. These far-reaching views are undoubtedly one of Hazelwood Cottage's defining features and can be enjoyed from numerous rooms and areas of the garden.

Inside, the scale and individuality of the house become immediately apparent. A magnificent Entrance Hall features a fireplace and impressive sweeping wooden staircase rising beneath a chandelier and skylight to the First Floor.

The principal Living Room is of exceptional proportions, with ornate ceiling detailing, beautifully crafted arched timber windows and doors, and a substantial stone fireplace housing a wood-effect gas fire. Double doors lead into the Study, positioned to make the most of the wonderful rural outlook. Further reception space is provided by a formal Dining Room with an impressive stone fireplace and characterful faux bread oven, opening into a generous second Reception Room with a marble fireplace and direct access to the front garden. The spacious Kitchen is arranged around a central breakfast bar and features a 6-ring electric Belling range cooker recessed within the chimney breast, together with extensive work surfaces and storage. From here, a door opens into one of the home's standout spaces – a magnificent and expansive Conservatory. With extensive glazing and doors opening onto the gardens and patio, this is a wonderful year-round room from which to enjoy the ever-changing colours and scenery of the surrounding countryside. A substantial Utility Room completes the ground floor and provides excellent appliance and storage space, as well as housing the property's electrical systems. The house is predominantly electrically powered, with additional generator capacity, while mains gas is also connected to the property should a future owner wish to utilise it.

Upstairs, the sweeping staircase arrives at an impressive central landing beneath a chandelier and skylight. Four generous double Bedrooms provide particularly flexible family and guest accommodation, with the considerable advantage that each enjoys its own En-suite facilities. The Main Bedroom incorporates separate sleeping and dressing areas, extensive built-in wardrobes and a distinctive En-suite Shower Room. Bedroom 2 enjoys the beautiful front outlook, a substantial walk-in wardrobe and a charming En-suite featuring a freestanding roll-top bath. Bedrooms 3 and 4 are both well-proportioned rooms and similarly benefit from their own private En-suite facilities.

The gardens are every bit as appealing as the accommodation. To the rear, a pathway passes an impressive stone wall with decorative inset niches before reaching a sheltered paved courtyard. Wooden steps rise through beautifully established planting to an elevated terrace garden, where the surrounding countryside can once again be fully appreciated.

Hazelwood Cottage is difficult to sum up through accommodation alone. Its appeal lies in the combination of its scale, individuality, privacy and extraordinary position. Whether enjoying a summer evening on the south-west-facing terrace, entertaining in the impressive reception rooms or simply watching the seasons change across the surrounding fields, this is a home offering an exceptional quality of life.

For buyers searching for a substantial and individual Devon home with 4 En-suite Bedrooms, extensive parking and garaging, beautiful gardens and genuinely memorable countryside views, Hazelwood Cottage deserves to be experienced in person.

### Agents Notes

The property is currently served by electric heating. A generator is located within the Carport, providing additional electrical capacity to ensure the requirements of the house can be met.

Mains gas is also connected to the property but is not currently utilised, providing a future purchaser with the option to convert the heating system to gas should they wish, subject to the necessary checks and installation requirements.

The house has mains drainage.

The property also currently benefits from a CCTV surveillance system.

### Council Tax Band

F – Torridge District Council

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Total floor area: 369.5 sq.m. (3,977 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 [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

Weare Giffard is a picturesque and highly sought-after North Devon village, set amid rolling countryside within the beautiful Torridge Valley. The village enjoys a peaceful rural atmosphere, with an attractive collection of period homes, a historic parish church and an active local community.

The nearby Tarka Trail provides excellent opportunities for walking and cycling, following the scenic route of the River Torridge towards Bideford, Instow and Barnstaple. The port town of Bideford is only a short drive away and offers a comprehensive range of shops, supermarkets, schooling and everyday amenities.

The renowned North Devon coastline is also readily accessible, including the sandy beaches at Westward Ho!, Instow and Saunton, while Barnstaple provides further shopping, leisure facilities and transport connections. Weare Giffard is therefore ideally positioned for those seeking village life and countryside surroundings without feeling isolated.

## Directions

From Bideford Quay proceed towards Torrington on the A386. After approximately 2.5 miles, turn left signposted Weare Giffard. Continue through the village passing the Cyder Presse public house on your left hand side. Continue a short distance to the next left hand turn. Ignore the left hand turn and proceed up the adjoining lane marked access only to where Hazelwood Cottage will be found on your left hand side.

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.

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

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## 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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 51 E      |
| 21-38 | F             |         |           |
| 1-20  | G             | 13 G    |           |

