

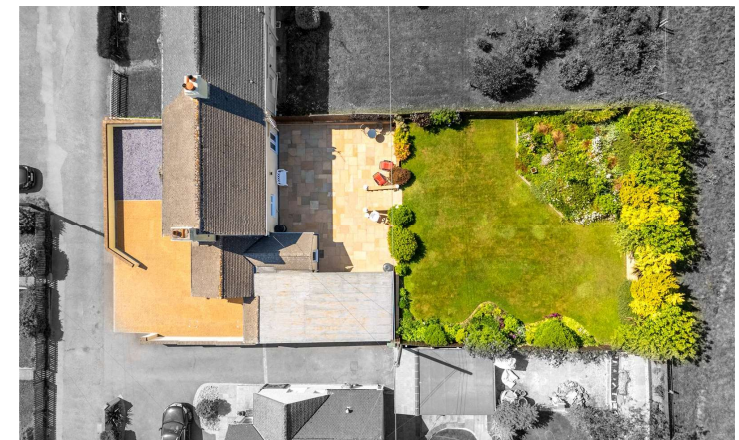


Bond  
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*Changing Lifestyles*

2 Church View  
Weare Giffard  
Bideford  
Devon  
EX39 4QP

**Offers Over: £410,000 Freehold**



Changing Lifestyles

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



2 Church View, Weare Giffard, Bideford, Devon, EX39 4QP

Immaculate village home with stunning garden, countryside views, and high-spec finish throughout.



- Immaculate 4-bedroom semi-detached home in the desirable village of Weare Giffard
- Stylishly extended and skilfully renovated to a high standard throughout
- Stunning rear garden backing onto open countryside with far-reaching views
- Spacious kitchen/diner with gloss units, central island, and twin wine coolers
- Dual-aspect lounge with wood-burning stove and French doors to the garden
  - Ground floor en-suite bedroom ideal for guests or multi-generational living
  - Modern family bathroom with underfloor heating and contemporary white suite
- Attractive block-paved driveway with plum slate and ample off-road parking
- Detached 29' x 13' garage with potential to create workshop or hobby space (STPP)



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## Overview

**Tucked away in one of North Devon's most peaceful and picturesque valleys, this immaculate and skilfully renovated 4 bedroom Semi Detached home offers the perfect blend of rural tranquillity and high-spec contemporary living.**

**Set within the desirable village of Weare Giffard, the property has been tastefully upgraded to an exceptional standard, offering spacious and flexible accommodation ideal for families or multi-generational living.**

**From the moment you enter the welcoming hallway, the attention to detail is clear. The dual-aspect Lounge is filled with natural light and features a wood-burning stove and French doors that open directly onto the beautiful rear garden — a truly peaceful setting with uninterrupted views across open farmland.**

**The showpiece Kitchen/Dining Room is a stylish and social space, complete with sleek gloss cabinetry, ambient lighting, a central island with breakfast bar, integrated appliances including twin wine coolers, and polished ceramic tiled flooring. This connects seamlessly to the large Utility Room, Cloakroom, and a spacious ground floor En-Suite Bedroom — perfect for guests, teenagers or independent relatives.**

**Upstairs, the home offers 2 generous double bedrooms and a further single bedroom, all served by a contemporary family bathroom/shower-room with heated towel-rail as well as underfloor heating, and a modern white suite.**

**Externally, the rear garden is a standout feature — a generous patio area, large lawn and richly planted borders with over 200 flowers and shrubs provide year-round colour and wildlife interest. Backing onto open fields, the setting offers privacy, space and a real connection with the countryside.**

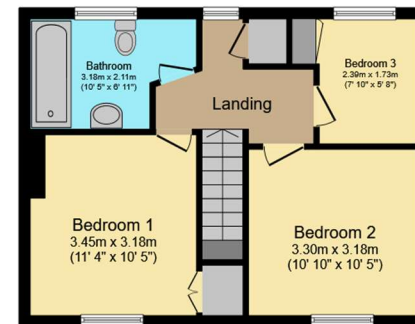
**To the front, an attractive block-paved driveway with contrasting plum-coloured slate offers excellent kerb appeal and ample off-road parking. The Garage (29' x 13') offers superb potential, with space to create a separate workshop or hobbies room at the rear (STPP).**

**This is a rare opportunity to secure a beautifully presented home in a tranquil village setting, with space, versatility and lifestyle appeal in abundance.**



Ground Floor

Floor area 91.7 sq.m. (987 sq.ft.)



First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 133.9 sq.m. (1,442 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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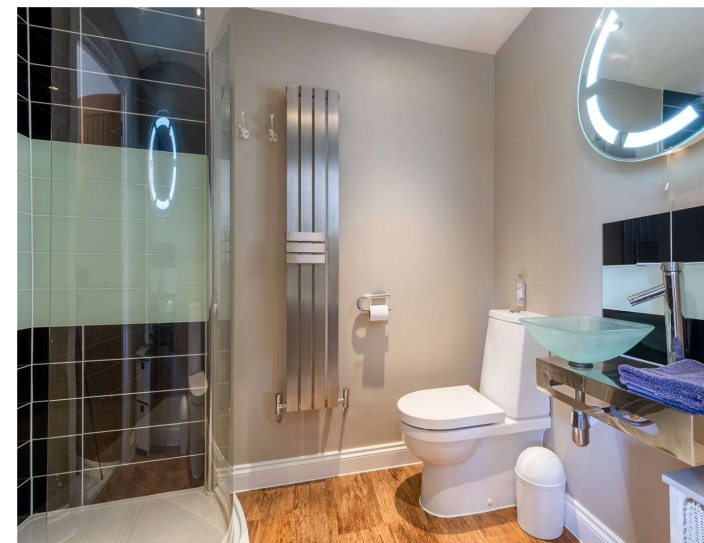
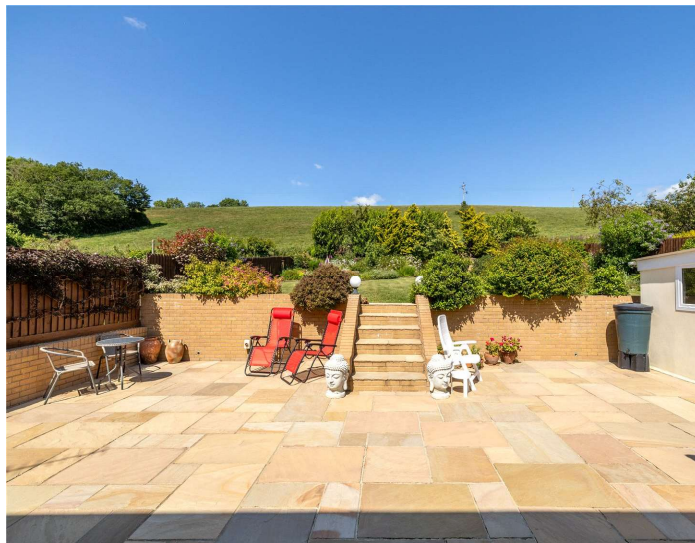


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**Area Information**

Tucked away in the scenic Torridge Valley, the charming village of Weare Giffard offers the perfect blend of countryside serenity and community spirit. Named after the Norman Giffard family and the historic weir that shaped the village, this sought-after location is rich in heritage and natural beauty. Residents enjoy direct access to the Tarka Trail, a 180-mile walking and cycling route inspired by the classic Tarka the Otter, winding through some of Devon’s most picturesque landscapes.

The village is home to the much-loved Cyder Presse pub, a warm and welcoming hub with a name that nods to the area’s traditional cider-making past. A real sense of community thrives here, centred around the active village hall, which hosts everything from seasonal fairs to art exhibitions. Just beyond the village lies the Weare Giffard Hall estate, home to rare trees and ancient woodland that add to the area's tranquil, leafy charm.

All this is within easy reach of the nearby towns of Bideford and Torrington for everyday amenities, while the coast at Westward Ho! and the regional centre of Barnstaple are only a short drive away.

**Directions**

crackles.saves.vines

From Bideford Quay proceed towards Torrington on the A386 & after approximately 2.5 miles turn left signposted Weare Giffard. Continue through the village for approximately ¾ of a mile & before reaching the church, with a farm on your right hand side, take the left hand turning onto Church View. After following the road around to the right, Number 2 will be found as the 2nd house on the left.

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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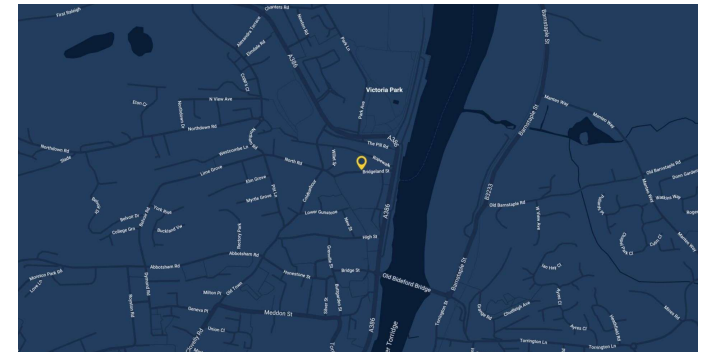
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