



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Little Weare Cottage  
Weare Giffard  
Bideford  
Devon  
EX39 4QZ

**Asking Price: £735,000 Freehold**



Changing Lifestyles

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



Little Weare Cottage, Weare Giffard, Bideford, Devon, EX39 4QZ

AN ENCHANTING GRADE II LISTED COTTAGE WITH PANORAMIC COUNTRYSIDE VIEWS



- 2 double Bedrooms (both with En-suite facilities)
- Spacious living areas including Dining Room, Snug & Study
- Traditional Kitchen with Rangemaster cooker
  - Beautifully landscaped gardens with pond, patios & summerhouse
- Ample parking & detached oak-built double carport
- Character features including beams, stained glass & inglenook fireplace



Changing Lifestyles

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

## Overview

Situated on the peaceful outskirts of Weare Giffard and enjoying an elevated position with far-reaching views of the rolling Devonshire hills, this enchanting Grade II listed detached home presents a rare opportunity to own a piece of history dating back to the 1600s. Combining timeless charm with a welcoming sense of space and comfort, the property offers 2 double Bedroom suites, beautifully maintained gardens, ample parking and a detached oak-built double carport. Every aspect of the house and its grounds reflects care, character and a wonderful connection to its rural surroundings, promising a truly idyllic lifestyle as the seasons change.

Approached through a five-bar gate, a tarmac and gravel drive leads to the carport and the main entrance, where a glazed door opens into a versatile front room – ideal as a dining area, snug or reading space. From here, an arched doorway leads to a spacious living room brimming with period charm, featuring exposed beams, a large window with seat, a stunning inglenook fireplace with wood burning stove and a beautiful stained glass door and window. A separate study, currently arranged with an old English desk, provides the perfect home office space overlooking the garden.

The kitchen is both traditional and well-equipped, offering an extensive range of cupboards and drawers, a butler sink, built-in dishwasher, Rangemaster oven, and 2 windows flooding the room with light. A door opens to the conservatory where you can sit and admire the gardens in peaceful seclusion. A walk-in pantry adds further practicality, while the dedicated dining room (a bright, generous space with 3 windows framing spectacular countryside views) is perfect for entertaining and family gatherings. Adjoining this room are a useful utility/boot room with additional storage and space for white goods, and a utility room with WC and plumbing for laundry appliances.

Upstairs, the vaulted second bedroom enjoys glorious rural views and features an en-suite shower room. The principal bedroom is an exceptional and spacious retreat with exposed beams, 2 windows and a connecting dressing room/bedroom 3 fitted with wardrobes and a historic stone fireplace bearing an original age marker of 1616. This versatile space could also serve as a third bedroom, if desired. Completing the upper floor is a beautifully appointed en-suite bathroom with bath, separate shower, WC and wash basin.

Outside, the grounds are simply delightful. The front garden is home to fruit and ornamental trees, a large shed and a charming summerhouse. A planted garden cleverly conceals the oil tank, while a further lawned area beyond the drive is enclosed by a low stone wall and enhanced by flower beds and a wooden bridge crossing a picturesque fish pond. A patio off the conservatory provides the ideal spot for outdoor dining or simply soaking in the serenity of the surroundings, complemented by an additional side patio, workshop, store and greenhouse.

Beautifully maintained by the current owners and ready to move straight into, this remarkable home combines history, beauty and comfort in equal measure. A viewing is highly recommended to appreciate the unique character and tranquillity it offers.

## Agents Notes

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. EPC Exempt.

We are advised by the vendors that the boiler that supplies the oil fired central heating is 5-years old. There is septic tank drainage.

## Council Tax Band

E - Torridge District Council



**Ground Floor**  
Floor area 107.3 sq.m. (1,155 sq.ft.)



**First Floor**  
Floor area 62.8 sq.m. (676 sq.ft.)

Total floor area: 170.1 sq.m. (1,831 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)





Little Weare Cottage, Weare Giffard, Bideford, Devon, EX39 4QZ

Changing Lifestyles



Changing Lifestyles

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



# Little Weare Cottage, Weare Giffard, Bideford, Devon, EX39 4QZ



Changing Lifestyles

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

Little Weare Cottage, Weare Giffard, Bideford, Devon, EX39 4QZ



## Area Information

Weare Giffard is a picture perfect Devonian village on the banks of the River Torridge, a few miles northwest of Great Torrington and directly south of Bideford. It has a large village hall, a great local pub - the Cyder Presse, the Grade I listed Church of the Holy Trinity and Weare Giffard Hall. The closest schools are in Monkleigh, Great Torrington and Bideford but there are good transport links to all.

Be sure to patronize Great Torrington's unique arts centre with its programme of crafts courses and up-to-date popular and art house cinema too. It's about the best place to catch quality live music and rising stand up comedy in North Devon.

Weare Giffard is also within driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy and Ilfracombe with ease from Great Torrington.

## Directions

From Bideford Quay proceed over the Old Bideford Bridge turning left onto Barnstaple Street. Take the right hand turning onto Manteo Way and proceed uphill going straight over the mini roundabout. Take the left hand turning onto Gammaton Road and proceed along this road for quite some distance before taking the right hand turning at the crossroads. Proceed for a very short distance before taking the next right hand turning. When the road forks, take the right hand turning. Proceed for some distance to where Little Weare Cottage will be situated on your left hand side clearly displaying a nameplate.

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](mailto:bideford@bopproperty.com)



Little Weare Cottage, Weare Giffard, Bideford, Devon, EX39 4QZ

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](mailto:bideford@bopproperty.com)

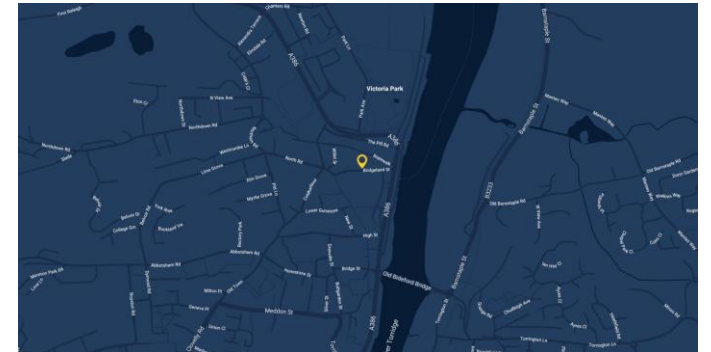
## Have a property to sell or let?

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.



Changing Lifestyles

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