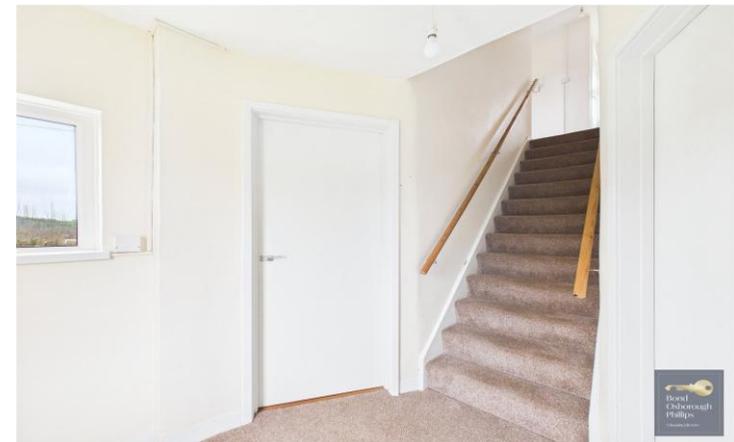


1 Church View
Weare Giffard
Bideford
Devon
EX39 4QP

Offers In Excess Of - £300,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 1 Church View, a truly rare opportunity to secure a home tucked away within a quiet and sought after cul-de-sac. Properties in this location rarely come to market, and notably, this home has never previously been offered for sale on the open market, making it an exciting prospect for buyers seeking both privacy and potential.

This three-bedroom semi detached property is ideally situated in the heart of Weare Giffard, enjoying an enviable position with far-reaching views from virtually every window. While the property would benefit from modernisation and updating, it offers a fantastic canvas for those looking to create a bespoke family home in a picturesque setting. There is also excellent scope to extend the property, subject to relevant planning permission, further enhancing its long-term potential.

Upon entering the property, you are welcomed into a central hallway. To the left is reception room one, a versatile space that could serve as a formal sitting room, snug, or home office. To the right, you will find the spacious lounge/diner, a bright and airy dual-aspect room featuring an open fireplace, perfect for cosy evenings. Windows at both ends of the room flood the space with natural light; the front aspect enjoys uninterrupted views over local farmland, while the rear overlooks the generous garden and rolling fields beyond.



Leading from the lounge/diner is the kitchen, which offers a practical layout and includes a walk-in pantry and an understairs storage cupboard. From the kitchen, there is access to a useful additional area comprising two further rooms. These flexible spaces are ideal for conversion into a home office, hobby room, or craft area. This section of the property also benefits from a separate WC.

To the first floor, the landing provides access to three bedrooms and the shower room. The shower room is configured as a wet room and includes a WC and hand basin. Bedroom one is a well-proportioned double room featuring a built-in storage cupboard and stunning views to the front.

Bedroom two is also a generous double, again enjoying attractive outlooks. Bedroom three is a single room positioned at the rear, overlooking the garden. The landing also includes a useful airing cupboard.

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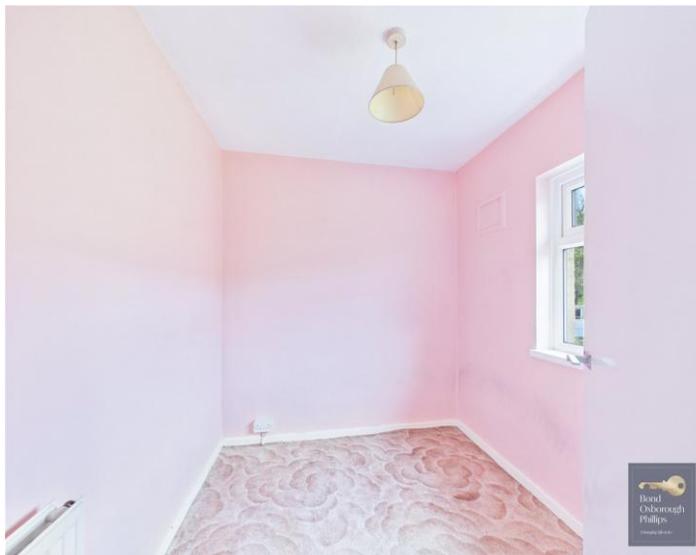


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Externally, the property sits on a substantial plot of approximately 0.20 acres, making it particularly appealing to keen gardeners or those seeking outdoor space. The property features a good-sized garden, allowing for some stunning views across the surrounding landscape, making it perfect for relaxing or entertaining guests. The garden is predominantly enclosed by a combination of mature trees, hedging, and fencing, offering both privacy and a natural setting. One of the standout features of this home is the exceptional views from every angle, with open farmland to the rear where livestock can often be seen grazing, enhancing the rural charm.

Within the garden area, there is also a useful timber-built workshop, which is large enough to accommodate a vehicle, offering excellent potential for storage, hobbies, or workshop use.

To the front of the property, there is a grassed area which has been used for parking in the past, providing additional flexibility for vehicle space if required.



The location itself is equally impressive. Within approximately three miles, you can access the Tarka Trail, a popular footpath and cycleway set along a former railway line, known for its gentle gradients and scenic routes through woodland and along the River Torridge. The trail passes notable beauty spots and continues towards coastal and inland destinations, offering a fantastic lifestyle opportunity for outdoor enthusiasts.

Both Dartmoor and Exmoor National Parks are within an hour's drive, while the nearest coastline is approximately nine miles away, well-known for its appeal to surfers and bodyboarders.

Situated in a quiet and scenic village, this fantastic property offers a peaceful retreat from the hustle and bustle of everyday life, while still providing convenient access to local amenities and transport links. Overall, 1 Church View represents a unique opportunity to create a truly special home in a highly desirable and picturesque setting.

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Floor plan



Directions

From Torrington Square take the Well Street exit and at the road junction take the left into New Road, at the mini roundabout with the Fire Station directly in front of you take the left towards Bideford and take the second right hand turning into School Lane signposted Swimming Pool/Weare Giffard, staying on this road passing Torrington Golf Club on your left hand side, upon reaching Weare Giffard, passing over a little bridge, follow this road hand turning into Church View. After following the road around to your right, number 1 will be found as the second house on your 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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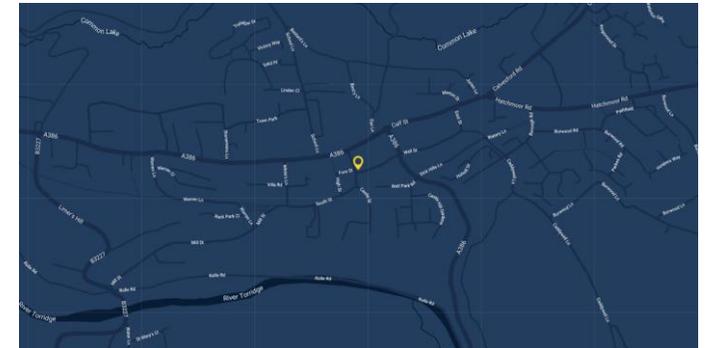
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