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Changing Lifestyles

Cranberry Cupboard Cottage
Weare Giffard
Bideford
Devon
EX39 4QS

Asking Price: £440,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Cranberry Cupboard Cottage, Weare Giffard, Bideford, Devon, EX39 4QS

A PICTURE-PERFECT THATCHED HOUSE



- 3 spacious Bedrooms
- Lounge with wood burning stove
- Sitting Room with fireplace
- Kitchen / Diner overlooking the south-facing garden
- Ground Floor Study & Cloakroom
- First Floor 4-piece Bathroom
- Off-road parking area
- Additional small area of woodland - perfect for those with adventurous children
- A peaceful rural setting with the towns of Bideford & Torrington within a short drive
- This unique home is bursting with charm and is available for sale with no onward chain



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Overview

In terms of “kerb appeal” there can be very few properties that will come close to matching this picture-perfect thatched house. Walking up the front garden towards the house for the first time is an experience that will not be forgotten, particularly if this property touches your heart and becomes your home.

This is a little piece of history served up in the package of some beautiful grounds (around a quarter of an acre) all set within a charming quintessentially English village. Weare Giffard is set along the banks of the River Torridge and features a charming and varied array of properties as well as a great pub, church and children’s play areas. Though it may feel like a peaceful rural setting, the towns of Bideford and Torrington are within just a short drive.

Cranberry Cupboard Cottage is believed to date back as far as the 15th Century and is thought to be the second oldest building in the village. Previously known as 'Cranmer's Cupboard', it is believed that the priest-hole was used by Thomas Cranmer during the Reformation as a safe space to hide during times of persecution. The house is full of charming period features which include the solid original oak studded front door, fireplaces (one with a historic bread oven), rustic wooden floors, beamed ceilings, etc.

The Ground Floor of this property features 3 spacious Reception Rooms which include a Lounge with wood burning stove and window seats overlooking the garden, a Sitting Room which features a further fireplace (former priest hole) and the centrepiece which is the Kitchen / Diner. The Kitchen itself in its current form is simple and comprises eye and base level units, a gas cooker and space for multiple washing appliances. The Dining Room by contrast is quite grand and is filled with natural light due to the large skylight situated above the dining room table. Flagstone flooring runs throughout and the room is warmed by an electric Aga. This will be a wonderful space to spend time and look out over the south-facing garden. The Ground Floor is completed with a study and a Cloakroom.

Heading up the wooden staircase, the First Floor offers 3 spacious Bedrooms and a 4-piece Bathroom. The First Floor is just as exciting as the Ground Floor with feature fireplaces, wooden floors, a lovely archway and views over the garden.

The outside space perfectly complements the house. The garden primarily comprises of a large gently sloping lawn which is bound for the most part by trees. There is a lovely patio on which to sit out and relax to the sounds of nature all around. There can be few more pleasant places than this! There are 2 large sheds in addition to an off-road parking area. Heading out of bounds, a plank crosses a perimeter stream giving access to a small area of woodland, perfect for those with adventurous children.

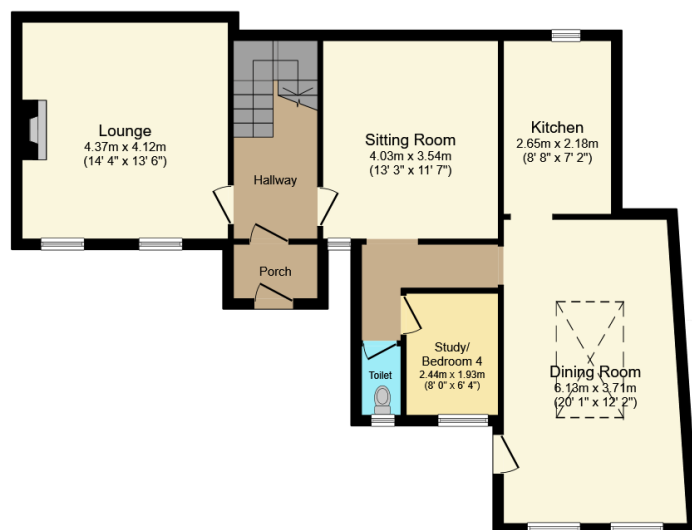
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Useful Information

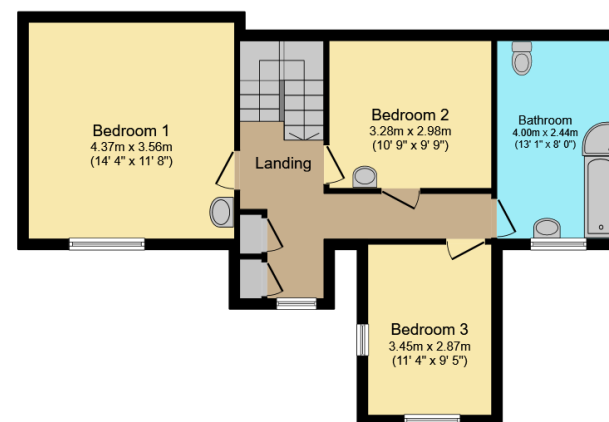
Grade II listed building. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Council Tax Band

E - Torridge District Council



Ground Floor
Floor area 81.8 m² (881 sq.ft.)



First Floor
Floor area 60.0 m² (645 sq.ft.)

TOTAL: 141.8 m² (1,526 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



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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 patronise 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 proceed in the direction of Torrington on the A386 passing through Landcross. Continue on this road until you reach a signpost on your left hand side signposted to Weare Giffard. Take the turning and follow the road under the bridge, then over a bridge before bearing right into the village. Proceed alongside the river and pass by The Cyder Presse pub on your left hand side. Take the next left hand turning and continue for approximately 0.25 miles to where Cranberry Cupboard Cottage will be found on your right 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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