



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Caldetas  
Weare Giffard  
Bideford  
Devon  
EX39 4QU

**Asking Price: £650,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Large family home
- Beautiful village setting
- Stunning views
- Three / Four bedrooms
- Solar panels with 10kw battery system
- Paddock approaching 0.6 acres
- Large garage
- Storage barn in excess of 38' long
- EPC: C
- Council Tax Band: E



Located in a quiet and scenic village, this fantastic property offers a tranquil escape from the hustle and bustle of city life. With easy access to local amenities and transport links, this is a truly convenient and desirable place to call home.

Nestled in a picturesque village setting amongst a wood lined valley, this modern detached home offers a perfect blend of comfort and style. Boasting three to four bedrooms, this charming property is ideal for families or professionals seeking a peaceful retreat. The house is bright and inviting, with a homely feel that exudes warmth and comfort.



The property features a good sized elevated garden allowing for some stunning views across the property down a wood lined valley. It's perfect for relaxing and entertaining guests. There is an abundance of parking accessed via the two driveways to the property. The first at the front of the house is enough for two / three cars and leads to a good sized garage space for added convenience. The second to the rear of the garden and accessed via a five bar gate leads to an area suitable for several vehicles which in turn leads to a large barn measuring in excess of 38' long, ideal for hobbies, storage or additional garage space.

## Changing Lifestyles



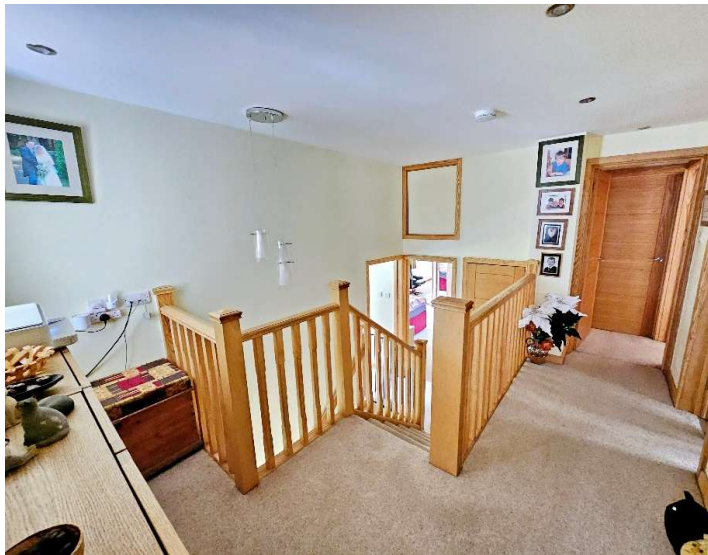
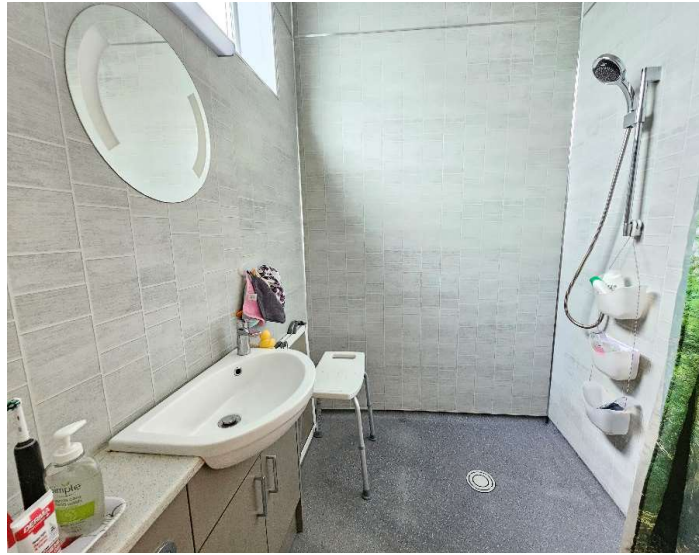
The homes interior is spacious and modern, with sophisticated touches throughout that add a touch of luxury. Although modern in design there is an element of character that really shines through adding yet further to the properties charm. My favourite part however is the open plan living space on the upper level. It's incredibly airy and spacious yet cosy and inviting. From here you can enjoy some stunning Southerly views from the balcony across your paddock to the brook beyond.

Within three miles you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 9 mile drive and is very popular with surfers and body borders alike.

I could keep waxing lyrical about this beautiful home and surroundings but there is no substitute for taking a look in person. I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



# Caldetas, Weare Giffard, Bideford, Devon, EX39 4QU



*THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF BLOCK AND RENDER UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.*

*HEATING: AIR SOURCE HEAT PUMP BACKED UP BY AN ARRAY OF SOLAR PANELS WITH A 10KW BATTERY SYSTEM. THERE IS ALSO A LOG BURNING STOVE SITUATED IN THE LIVING ROOM.*

*MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE*

*BROADBAND COVERAGE: ULTRAFAST AVAILABLE UP TO 1000MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE COVERAGE: IS VERY LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

*THE PROPERTY HAS ENJOYED SOME ADAPTATIONS TO HELP WITH DISABLED ACCESS. THERE ARE TWO WETROOMS AND A LIFT HAS BEEN INSTALLED TO ALLOW ACCESS FROM THE GROUND FLOOR TO THE UPPER LEVEL.*

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## 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 turn left towards Bideford then take the second right hand turning into School Lane sign posted Swimming Pool/Weare Giffard. Stay on this road passing Torrington Golf Club on your left hand side. Upon reaching Weare Giffard, passing over a little bridge bear right up the hill. After a short distance bear right onto the lane and follow to the end where the property can be found on your left hand side with name plate clearly displayed.

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.

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 able 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.

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

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## Have a property to sell or let?

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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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Oxborough Phillips Sales &  
Lettings on

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.

