



Little Weare Manor, Weare Giffard, Bideford,
Devon, EX39 4QZ Guide Price £525,000



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

Pleasantly set in this accessible rural location, is this substantial southerly facing detached double glazed and centrally heated 4 bedroomed country house, with a wealth of charm and character, believed to have origins from the 18th Century, with gardens and grounds extending in excess of 1/3 acre, with superb rural views. Internal Inspection a Must! **NO ONWARD SALES CHAIN!**

- Detached Southerly Facing Country House
- Pleasant Rural Views across open fields
- Adaptable Accommodation
- Double Glazing
- LPG fired radiator Central Heating
- Large Garage & Additional Parking
- Annexe Potential (Subject to planning permission)
- No Onward Sales Chain!

General

Services: Mains Water & Electricity connected Drainage by the way of a septic tank

Tenure: Freehold **Council Tax:** Band E

Little Weare Manor is located amongst a small cluster of properties, set on the outskirts of the highly sought after, tranquil and picturesque riverside village of Weare Giffard, which boasts an active village hall, church, friendly pub, playground and a regular bus service. The famous Tarka Trail runs along the side of the village and offers superb walking and many miles of cycling, both to the north and south. The village is nestled mid-way between the historic market town of Torrington and the working port and market town of Bideford, located on the River Torridge and which is approximately 5/10 minutes driving distance. Both towns are within three miles from the village and offer a good range of shopping, schooling and recreational facilities, together with coastal resorts including Westward Ho! Appledore & Instow, all being within easy reach. The North Devon regional centre of Barnstaple, is some 13 miles away and via the A361 North Devon Link Road, provides a speedy route to the M5 motorway network at Tiverton via junction 27.





This delightful period country house offers adaptable living accommodation affording the best of its rural setting enjoying superb views across undulating countryside. Within the grounds is a large garage with adjacent workshop with kitchenette and wet room, which could be converted to provide annex accommodation to the main house, subject to the relevant planning consents. The property has the benefit of double glazing and LPG fired radiator central heating and is offered to the market with vacant possession and No Onward Sales Chain!!

The spacious accommodation briefly comprises (for approximate measurements see floorplan):

Woodgrain Effect Double Glazed Entrance Door with adjacent courtesy lighting gives access to the:

Entrance Porch: Double glazed window with stained glass leaded light feature to front elevation, Velux window, slate flooring. Part glazed stable style door to

Entrance Hall: Double glazed window to front elevation. Full height glazed screen to living room. Display shelving and recesses. Downlighting. Coved ceiling. Laminate flooring. Staircase to First Floor Landing.

Cloakroom: Low level flush WC and vanity wash basin. Coved ceiling. Part wood clad walls. Extractor fan. Radiator. Tiled flooring.

Living Room: 3 double glazed windows with slate window sills enjoying rural views to rear elevation. Feature fireplace housing a multi fuel stove on a slate hearth, with a heavy wooden beam over. Telephone point. Wall light points. Downlighting. Understairs storage cupboard. Coved ceiling. Radiator. Wood flooring. Open access to

Sitting Room: Double glazed window to rear elevation. Feature wooden fireplace surround housing electric fire on a slate hearth. TV aerial point. Downlighting. Ceiling trap to loft space. Laminate flooring. Double glazed French doors to exterior.

Kitchen/Breakfast room: A dual aspect room with double glazed window to front elevation and matching window and stable style door affording rural views to rear elevation. Fitted with a range of units comprising inset 1.5 bowl ceramic sink unit with mixer tap with cupboards under, range of units with worksurfaces over, a range of matching wall units, tiled splashbacks, LPG fired Flavell range style cooker with cooker hood over, fitted fridge/freezer, washing machine and dishwasher, wall mounted LPG fired Worcester boiler serving the domestic hot water and central heating systems, coved ceiling, downlighting, TV point, radiator, tiled floor.





First Floor Landing: Double glazed window to front elevation. Wall mounted iflo thermostat for central heating system. Downlighting. Storage Cupboard. Laminate flooring.

Master Bedroom: A dual aspect room with double glazed windows to side and rear elevations, affording superb rural views. Range of fitted bedroom furniture. Radiator. Laminate flooring. Door to

En-suite: With a suite comprising panelled bath with Gainsborough shower fitment over with curtain and rail. Low level flush WC. Pedestal wash basin. Tiled splashbacks. Part wood clad walls. Shelved recess. Downlighting. Extractor fan. Laminate flooring.

Bedroom 2: With double glazed window to rear elevation affording superb rural views. Coved ceiling. Radiator. Laminate flooring.

Bedroom 3: Double glazed window to rear elevation affording superb rural views. Coved ceiling. Radiator. Laminate flooring.

Bedroom 4: Double glazed window to rear elevation affording superb rural views. Coved ceiling. Radiator. Laminate flooring.

Bathroom: With a suite comprising panelled bath with assist grips and mixer shower fitment over with curtain and rail. Pedestal wash basin. Low level flush WC. Tiled splashbacks. Part wood clad walls. Ceiling trap to loft space. Downlighting. Extractor fan. Radiator. Laminate flooring.

Outside: Access to the property is via a tarmacadam driveway via a 5 bar wooden entrance gate leading to a gravelled parking area, with space for a number of vehicles. A brick paved driveway leads to a GARAGE 18'5" x 18' with electrically operated roller door, power and lighting and door to WORKSHOP 25'6" maximum x 16'9" maximum being 'L' shaped with double glazed windows and doors to exterior and including a kitchenette area comprising fitted worksurface with inset 'Belfast' sink, with cupboards under and space and plumbing for washing machine, and with Morco LPG fired boiler over. Door to WETROOM with double glazed window, shower area, low level flush WC, pedestal wash basin, tiled splashbacks and flooring. The gardens are mature with lawned areas, a paved patio area, a raised pond, a timber shed with adjacent logstore, greenhouse, whilst the property has an external tap and external lighting. In total the grounds extend to in excess of 1/3 acre.

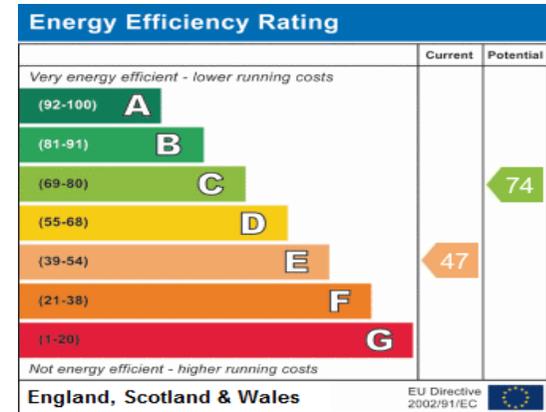






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From our office on Bideford Quay with the River Torridge on your left, proceed out of the town in a westerly direction turning left at a mini roundabout at the end of the old bridge and cross the bridge. At the end of the bridge, turn left at a roundabout and then take the second right into Manteo Way. Continue uphill to a roundabout, where proceed straight across and take the next left proceeding out of the town. Proceed to a cross roads at Gammaton Cross where turn right and then bear right against signed Weare Giffard and shortly thereafter bear right signed Halspill. After a short distance you will enter a cluster of properties. Little Weare Manor is located on your left-hand side, identified by a name plate, and for Sale board.



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