



Hadlow

Weare Gifford, Bideford, Devon, EX39 4RA

Price Guide: £1,500,000

HARDING & CO
ESTATE AGENTS & VALUERS

A breath-taking private location on the banks on the River Torridge with no near neighbours and no traffic noise – A genuinely idyllic & peaceful retreat – absolutely perfect for nature lovers.

A superb 6 bedroom detached family residence together with a substantial 4-bedroom (9 beds) holiday property converted into a 3-storey greenery from a double 17th century Lime Kiln - offering stunning accommodation and a superb letting income as advertised between £2,500 and £3,500 per week, projecting in excess of £60k per annum.

All set in 1.7 acres of private grounds.

“Nestled in amongst woodlands and farmlands in the heart of North Devon, the property strikes the perfect feeling of ‘getting away from it all’ without really going that far.”

Weare Gifford	2.3 miles
Bideford	4.5 miles
Westward Ho! Beach	7.5 miles
Barnstaple	13 miles



Hadlow is situated in a truly stunning location on the banks of the River Torridge – it enjoys breath-taking views, as well as true seclusion.

The properties are situated within its own grounds of 1.7 acres at the end of a long track where there are three interconnecting ponds, a pontoon with access to the river, small sections of woodland as well as formal lawns and patios that enjoy stunning sunsets. There is an abundance of wildlife, with Kingfishers and Otters being regular visitors to the ponds within the gardens.

Hadlow House

The main residence offers spacious and adaptable accommodation and is well equipped for large families. There are many original features along with two log burning stoves and views over the grounds and river.

Main Living Room

22'9 x 18'9 (6.99m x 5.46m)

Study

14' x 10' (4.27m x 3.05m)

Kitchen

20'1 x 10'2 (6.15m x 3.12m)

Breakfast Room

16'6 x 10'2 (5.08m x 3.12m)

Sitting Room

19'0 x 12' (5.8m x 3.68m)

Pantry

12' x 8' (3.66m x 2.44m)

Main Bedroom

18'5 x 10'9 (5.64m x 3.35m)

En-Suite Shower Room

Bedroom 2

19'6 x 11'9 (6.0m x 3.65)

En-suite Bathroom

8'8 x 6'8 (2.7m x 2.1m)

Bedroom 3

15'0 x 10'9 (4.6m x 3.35m)

Bedroom 4

15'0 x 10'9 (4.6m x 3.3m) including cupboards

Bedroom 5

12'1 x 8'8 (3.7m x 2.7m)

Bedroom 6

10'4 x 9'1 (3.2m x 2.8m)

Shower Room

The Kiln

The Kiln represents a unique and breath-taking recent conversion from a double lime kiln that now forms a substantial 3-storey greenery. The Kiln enjoys prolific holiday bookings for large parties that stay to enjoy walking, nature and yoga, The accommodation is arranged with four bedrooms but can sleep up to nine people:

Lounge Area

12'5 x 9'7 (3.84m x 2.97m)

Kitchen

(6.88m x 5.7m)

Cloakroom

Dining Area

(10.67m x 2.97m)

Bathroom

Shower room

Bedroom 1

(5.36m x 2.77m)

Bedroom 2

12'9 x 7'8 (3.94m x 2.4m)

Bedroom 3

12'4 x 7'4 (3.78m x 2.26m)

Bedroom 4

10'9 x 8'2 (3.35m x 2.5m)

Services: Mains electricity. Private water and drainage. Oil fired central heating.

Local Authority: Torridge District Council

Energy Performance Certificate: F

Council Tax Banding: F

Directions

From Bideford take the A386 signposted Great Torrington, stay on this road passing through the village of Landcross. After a short distance, take the left hand turn signed Weare Giffard. Pass underneath the first bridge and over the next one taking the next left signposted Gammaton & Halspill. Continue for just under a mile passing a farm and on the brow of the hill take the left where 'Hadlow' is signposted. Follow the track until you reach the property.

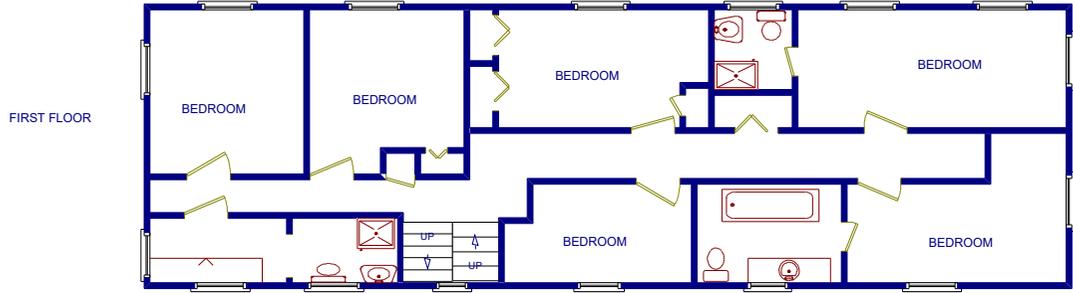




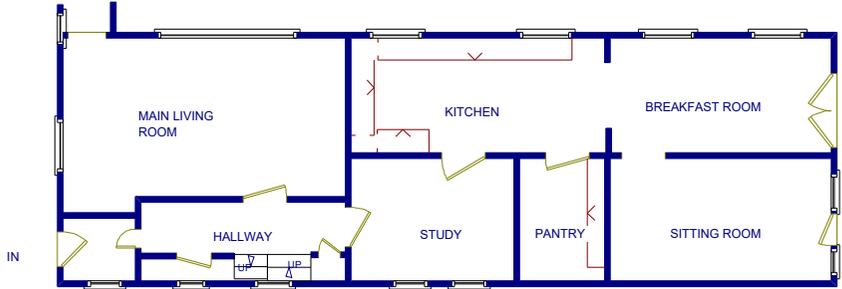
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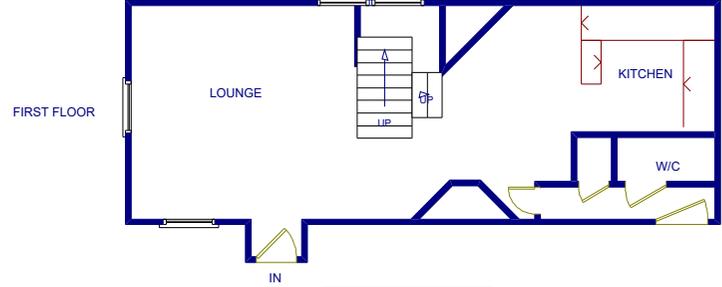
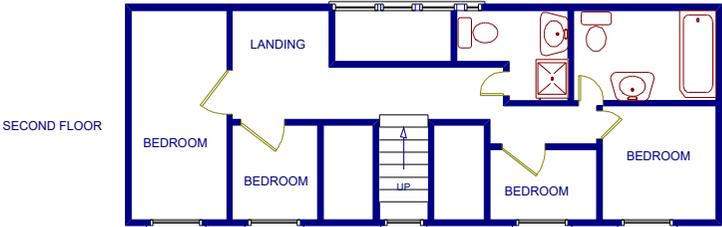
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HADLOW HOUSE

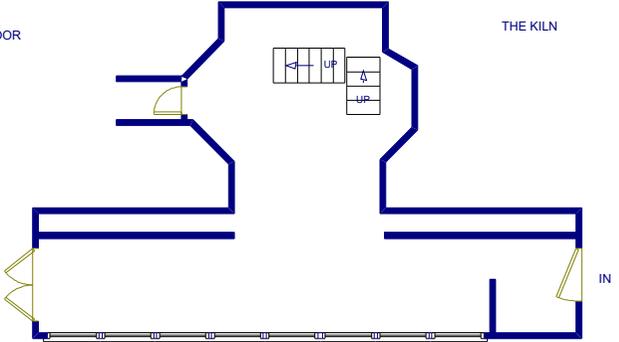


GROUND FLOOR



GROUND FLOOR

THE KILN



Hadlow House & Kiln

Combined excess of 5,500 sq ft of living accommodation



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