



Scotts Garden



STAGS

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Weare Giffard, Bideford, Devon, EX39 4QU

Amenities in walking distance. Bideford 4 miles. Great Torrington 2.3 miles

A unique, detached family home with separate studio and enviable open countryside views.

- 4 Bedrooms & 1 Bed Studio
- Large Contemporary Living Spaces
- Garage & Parking
- Southerly Aspect
- Freehold
- Stunning Countryside Views
- Large Elevated Balcony / Dining Terrace
- Gardens
- Village with Amenities
- Council Tax band 'E'

Guide Price £585,000

Situation

Situated in the highly sought-after and picturesque village of Weare Giffard, Scotts Garden occupies a commanding position, enjoying enviable views over the Torridge River valley. This small and quaint village resides near the southern bank of the River Torridge and offers indispensable village amenities, including; village hall, parish church, playground, the 'Cyder Presse' pub and a bus service. The nearby 'Tarka Trail' affords superb walks and cycle rides that extend beyond Torrington and Barnstaple.

The historic town of Great Torrington (2.3 miles), surrounded by Commons with beautiful nature walks over 360 acres of land, has an excellent range of daily amenities including; shops, leisure facilities and schooling for all ages. The port town of Bideford (4 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of; Westward Ho!, Appledore and Instow (all approx. 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

Description

Scotts Garden is a bespoke and thoughtfully designed, detached house, offering well-considered and spacious, family accommodation. It is understood the property was built in the late 1990's and is of stone and block construction, beneath a slate roof. The house promotes 'reverse living', exploiting its position and southerly aspect, with beautiful views over open countryside. The open-plan living areas are located on the first floor, flowing effortlessly to the large balcony/terrace at the front and garden to the rear, with the bedrooms on the ground floor. The house is complemented with a detached garage with studio over, parking and gardens.



Accommodation

The front door opens into the ENTRANCE HALL with stairs leading up and access to all downstairs accommodation. There are 4 well-proportioned bedrooms, 3 with fitted storage. The opulent FAMILY BATHROOM/SHOWER ROOM comprises, large shower, basin with ' touch-illuminated mirror above, WC, fitted shelving for linen and tiled floor with underfloor heating.

A central staircase leads up to the first floor and the open-plan living accommodation. The LIVING ROOM is partially divided by the staircase and offers versatility in its application but is currently divided into a sitting room, with double aspect and a contemporary, wood-burning stove as its focal point and further seating/dining area. The room has two pairs of double doors, flanked by large windows,, framing the impressive views, opening to the large balcony/dining terrace. The 25'7" KITCHEN & DINING ROOM offers a highly desirable and modern living space. The kitchen is fitted with a stylish and comprehensive range of illuminated, white units and quartz worktop, focused around a large, central island/breakfast bar, with integrated appliances including; induction hob/extractor hood over, twin, elevated, electric double oven/grill, dishwasher, sink and space for a large 'American style' fridge/freezer. The dining area offers ample space for a 'good sized' table, with panoramic opening to the living room, further oversize, sliding doors open to the sheltered rear courtyard and gardens The UTILITY is cleverly disguised behind large, muralled double doors, offering useful storage and fitted with worktop, inset sink and space/plumbing for white goods, SHOWER ROOM comprises; large shower, basin and WC.

Outside

At the front of the house is a paved driveway, with parking for multiple vehicles, single garage to one side and bordered by a large raised bed to the other, with steps leading to the front door and large covered veranda beneath the balcony/terrace. Above the garage is a 'STUDIO' (15'3"x10'8"), with ensuite shower room, independent access, suitable for a variety of uses. The main garden, has been terraced and tiered, making the most of the topography and taking advantage of the fine views. Steps meander up through the gardens, planted with a plethora of flowering plants, shrubs and mature bushes/trees, with seating areas where the views can be enjoyed, with the top of the garden 'left to nature' and backing onto woodland. Directly behind the house is a large sheltered patio, with doors to the kitchen and dining room.

Services & Additional Information

All mains services are currently connected. Central heating via radiators (current boiler installed in March 2022).
Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Poor / Three - Variable / Vodaphone - Poor (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

Heading from Bideford towards Torrington on the A386, turn left at Weare Giffard X, signed 'Weare Giffard', continue on this road for approx. 1.9 miles, passing the 'Cyder Presse' pub on the left (1.5 miles), after a further 0.4 miles turn left and 'Scotts Garden' is the third property on the left, after approx. 40 yards.

What3words///birthdays.capacity.chosen

Postcode: EX39 4QU (Not to be relied upon).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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