STAGS



Myrtle Cottage

Myrtle Cottage, Weare Giffard, Bideford, Devon, EX39 4QR







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

A 2 bedroom cottage with garden, offering scope for improvement, in a sought-after village

- 2 Bedrooms
- 2 Reception Rooms
- Snug / Study
- Gardens
- Scope for Modernisation
- Open Fireplace
- Picturesque Village Location
- No Onward Chain
- Council Tax Band 'C'
- Freehold

Guide Price £250,000

Situation

Myrtle Cottage is tucked away, close to the heart of the highly sought-after and picturesque village of Weare Giffard, 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 Pressse' 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 with a range of popular brands. The costal 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

Myrtle Cottage is an attached, period, 2 bedroom cottage, of renders walls beneath a slate roof in the sought-after village of Weare Giffard. The cottage offers flexible accommodation, with 2 reception rooms, accompanied by a study/snug downstairs, that could be used as an occasional bedroom. The cottage presents a future owner the opportunity to modernise and improve the accommodation. The cottage has the benefit of a south-westerly aspect and and internal accommodation is complemented by cottage gardens to the front and rear of the property which is accessed via a pathway to the left of the property.

Accommodation

The part glazed front door opens in to the porch, with window and door opening into the SITTING ROOM with long, decorative stone fireplace/mantle over and inset open fire, window with deep reveal and seat beneath, doors leading to the staircase, dining room and the SNUG/STUDY/BEDROOM 3, as suggested, would suit a variety of applications. The DINING ROOM offers ample space for dining table, under-stairs cupboard, open flat-arch to side hallway and a further open flat-archway to the KITCHEN, fitted with a range of light base units, contrasting worktop over with tiled splashbacks and matching wall-mounted units, sink/drainer space/plumbing for white goods, space for cooker with extractor hood over. The side hall has a door opening out to the front of the property, cupboard with wall-mounted boiler and door to the FAMILY BATHROOM with linen cupboard, tiled floor/wall and white suite, comprising, panelled bath/shower over, basin and WC.

Upstairs, there are 2 DOUBLE BEDROOMS, both of very good proportion. The landing is fitted with a cupboard and Velux window.

Outside

The property is set back from the road behind a walled garden with thick hedge borders atop, shallow lawn behind with planted borders, path leads to the back of the house where the rear garden is.

Services & Additional Information

Services: All mains connected.
Broadband: 'Standard' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers is 'Good' to '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. 1.5 miles, and Myrtle Cottage will be found on the left, with Stags 'For Sale, board clearly displayed.
What3words///buzzards.iceburgs.feasting
Postcode: EX39 4QR (Not to be relied upon).





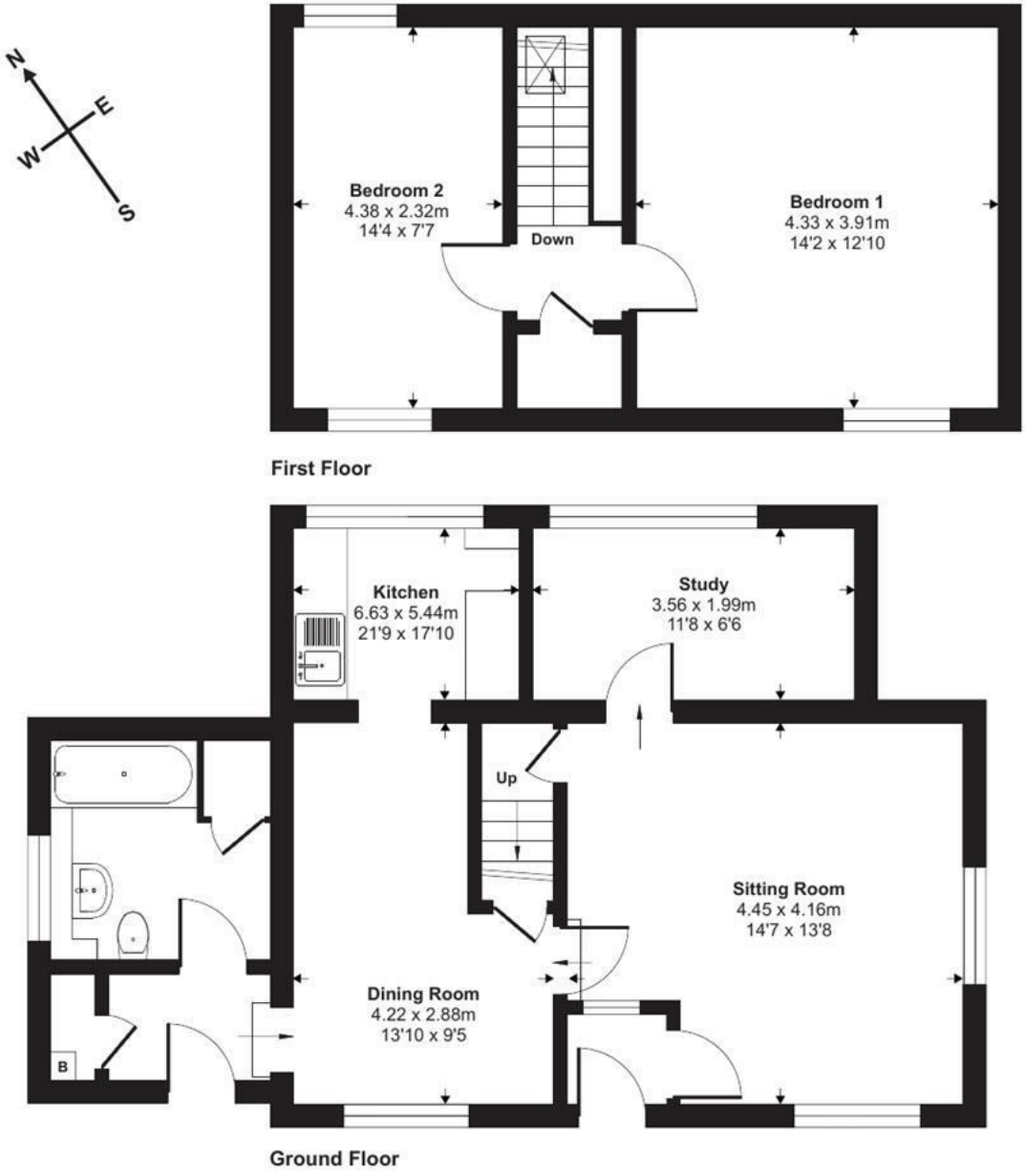






Approximate Area = 943 sq ft / 87.6 sq m

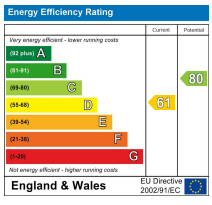
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1339668

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