



SCOTTS GARDEN
WEARE GIFFARD, BIDEFORD, DEVON, EX39 4QU

£525,000

Enjoying a commanding position within the sought-after village of Weare Giffard, Scotts Garden is a distinctive detached family home designed to make the most of its elevated setting, southerly aspect and far-reaching views across the beautiful Torridge River valley and surrounding countryside.

Thoughtfully arranged over two floors, the house embraces a reverse-living layout, placing the principal living spaces upstairs to maximise light, outlook and connection with the outdoors, while four well-proportioned bedrooms occupy the ground floor. The first floor opens into an impressive open-plan living environment, where the sitting room, dining area and kitchen combine to create a wonderfully sociable space for everyday family life and entertaining. A contemporary wood-burning stove provides a natural focal point, while broad glazed doors and large windows draw the eye towards the panoramic countryside views.

The generous living space extends naturally onto a substantial south-facing balcony and dining terrace – an exceptional spot for morning coffee, alfresco lunches or relaxing at the end of the day as the landscape changes with the seasons. The stylish 25'7" kitchen and dining room forms the heart of the home, centred around a large island/breakfast bar and complemented by an excellent range of integrated appliances. Oversized sliding doors open onto a sheltered rear patio and the gardens beyond, creating an easy flow between the house and outside space. A cleverly concealed utility area and contemporary shower room complete this floor.

Downstairs, four comfortable bedrooms provide versatile accommodation for family and guests, with three benefiting from fitted storage. The impressive family shower room features a large walk-in shower, illuminated mirror, fitted storage and underfloor heating.

Outside, the gardens have been thoughtfully terraced and landscaped to work beautifully with the natural contours of the plot. Meandering steps lead through established planting, mature shrubs and trees to a series of secluded seating areas, each offering an opportunity to pause and enjoy the views.





The upper garden has been deliberately left more natural and backs onto woodland, adding to the sense of privacy and connection with the surrounding landscape. A sheltered patio immediately behind the house provides an ideal setting for outdoor dining and entertaining.

Further versatility comes in the form of the detached garage, above which is a separate studio with its own entrance and ensuite shower room. Equally suited to visiting guests, working from home, hobbies or independent accommodation, it adds a valuable dimension to the property. A paved driveway provides parking for several vehicles, while a covered veranda beneath the balcony creates a welcoming approach to the house.

Set within one of North Devon's most picturesque village communities, Weare Giffard offers a wonderfully peaceful lifestyle whilst remaining conveniently positioned for everyday amenities. The village itself has a parish church, village hall, playground, bus service and the popular Cyder Presse pub, while the nearby Tarka Trail provides superb opportunities for walking and cycling. Great Torrington and Bideford are readily accessible for a wider range of shopping, schooling and leisure facilities, while the beaches and coastal villages of Westward Ho!, Appledore and Instow are all within easy reach.

Scotts Garden offers a rare combination of space, versatility and lifestyle appeal, with its exceptional views, generous gardens, independent studio and superb indoor-outdoor living making it an especially appealing home for those looking to enjoy the best of village and North Devon living.

NEED TO KNOW

Services: All mains services are connected

Energy Performance Certificate (EPC): C (70)

Council Tax: Band E (£3,104.26 per annum) **What3Words:** stance.outwit.chair





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

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