



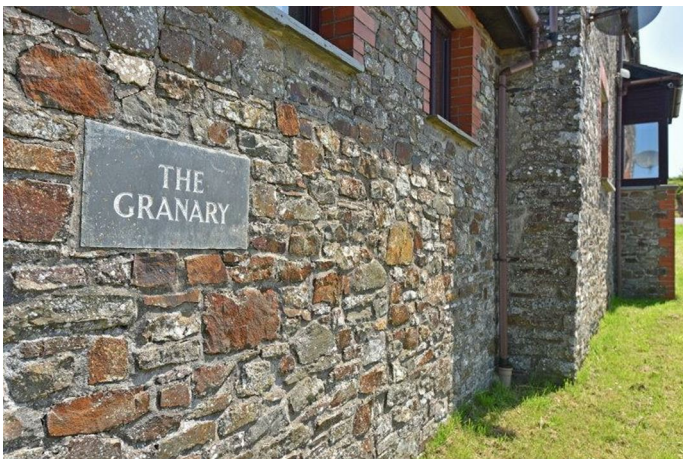


The Granary & Agricultural Building, Weare Giffard, Devon, EX39 4QX

GUIDE PRICE £399,950

SITUATED IN A QUIET SOUTH FACING RURAL LOCATION BETWEEN TORRINGTON AND BIDEFORD THIS IS A SEMI DETACHED 3 BEDROOMED STONE AND SLATE COTTAGE WITH GARAGE AND AGRICULTURAL BUILDING (31M BY 22M APPROX) OFFERING WELL LAID OUT ACCOMMODATION SET OVER TWO FLOORS WITH LOVELY COUNTRYSIDE VIEWS.

- 3 bed accommodation
- Stone and slate construction
- Semi detached
- Agricultural building
- Garaging
- South East Facing
- Enclosed rear courtyard
- Ample parking



THE PROPERTY

This is a well located semi detached rural stone and slate cottage southerly facing with accommodation laid out over two floors offering views of unspoilt Devon countryside. The well known Town of Great Torrington is within easy driving distance offering all the necessary amenities for everyday requirements including an M&S outlet whilst Bideford just down the River Torridge linked by the Tarka trail has a junction with the A361 North Devon Link Road.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

W3W///mime.restrict.geek

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

The property is freehold and will be offered for sale with vacant possession.

SERVICES

Mains electricity, Mains water supply, septic tank drainage.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

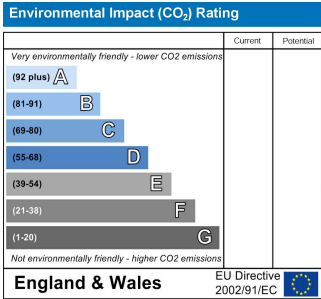
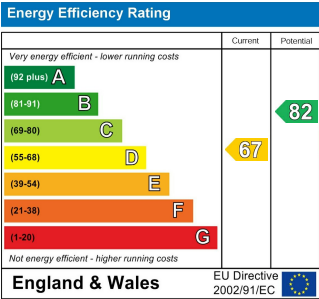
IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

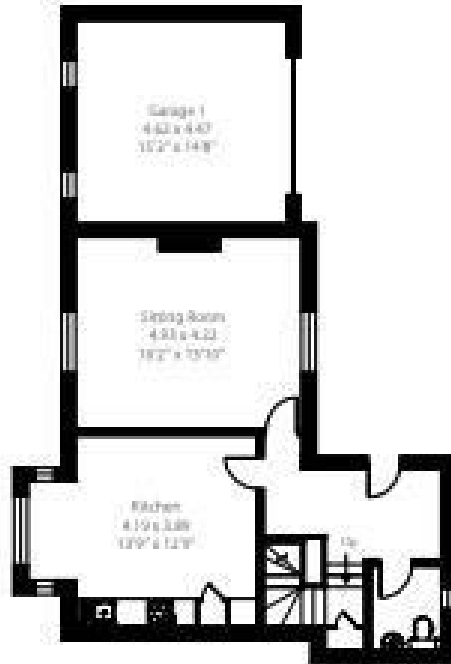




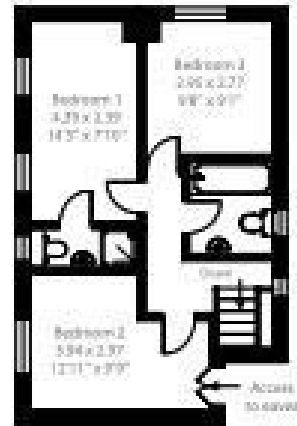
Granary Floor Plan

The Granary
Weare Giffard
Bideford
Devon
EX39 4GX

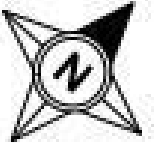
Total:
1010 sq. ft / 94.00 sq. m



The Granary Ground Floor



The Granary First Floor



For information purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.