



Keepers Cottage, 1 Annery Kiln Cottages, Weare Gifford, Bideford,  
Devon, EX39 5JE    Guide Price £250,000



# 1 Annery Kiln Cottages, Weare Gifford, Bideford, Devon, EX39 5JE

A charming Grade II listed character cottage situated in an idyllic, rural location on the edge of the picturesque and unspoiled village of Weare Gifford. Delightful countryside views. The beautiful gardens extend to about 1/3 acre. No onward chain. EPC exempt.

- Well presented 2/3 bedroom cottage
- Character features
- Idyllic location
- Open Outlook Across the Torridge Valley
- Large South West Facing Rear Garden
- Kitchen/Diner
- Gas Fired Central Heating
- Viewing Highly Recommended

This delightful cottage is Grade II listed, being of architectural or historic interest. Historic England describe this row of cottages as *'Early 19th century most likely built to accommodate workers at Annery Kiln and Kilns along the Torridge.'* Arranged over three floors, it offers versatile accommodation including 2-3 bedrooms and 1-2 reception rooms, a bathroom and ground floor shower room. It is considered ideal as either a full time home or alternatively as a holiday retreat, where its attractive location and period charm, would, no doubt, have broad appeal.

The cottage is situated on the edge of the popular, yet traditional village of Weare Gifford in the heart of the Torridge valley, just 10 minutes' drive from Bideford town, which provides a useful range of shops, amenities and other facilities. The village itself has an excellent public house/restaurant, historic church and an active village hall. The Tarka Trail, one of the country's longest traffic-free walking and cycling paths, is just a stone's throw away and there is also a local bus service. There are numerous places of interest in the locality including the RHS gardens at Rosemoor, Northam Burrows and the long sandy beach at Westward Ho! The regional centre of North Devon, Barnstaple, is about 12 miles distant and is well known for its shopping centre and also its easy access to the M5 motorway network at Tiverton (junction 27).

**For approximate dimensions see floorplan.**

**Kitchen Diner:** Comprehensively fitted with a good range of cream fronted Shaker style wall and floor cupboards, with work surfaces over, single bowl stainless steel sink, 4 burner gas hob,





under counter double oven, space and plumbing for automatic washing machine, window to front, vinyl flooring and gas fired central heating boiler. Plenty of space for a dining table. Stairs to first floor and access to understairs cupboard. Door to:

**Dining Room/Bedroom 3:** An irregular shaped room with window to side and door to garden. Door to:

**En-suite Shower Room:** Comprising a wash hand basin with tiled splash backing, low level WC, fully tiled shower cubicle with electric shower over, tiled flooring.

**Sitting Room:** A most attractive room with a window overlooking the garden, inglenook fireplace with stone hearth and surround and fitted with a wood burning stove.

**First Floor Landing:** Stairs rising to second floor.

**Bedroom 1:** Window to rear elevation. Built in double wardrobe.

**Second Floor Landing:** Incorporating a useful study area.

**Bedroom 2:** Window to front affording lovely rural views, Part timber panelled. Wardrobe recess.

**Bathroom:** 3 piece suite comprising wash hand basin, low level WC, panelled bath, extensively tiled, laminate flooring.

## OUTSIDE

Sure to appeal to keen gardeners or nature lovers, the pretty south west facing, cottage style gardens behind the property extend to about 1/3 acre and are on two levels. The gardens are principally laid to lawn, and most attractively planted with a great variety of trees, shrubs and perennials. There is also a small orchard. Close to the cottage is a stone built store in two sections both about 1.9m x 1.9m, perfect for logs or bicycles. In the garden there are two timber built sheds about 2.3m x 2.3m and 2.4m x 1.8m respectively, two greenhouses and also a summer house. Off street parking within the area adjacent to the redundant Lime Kiln is available under licence at an annual fee of £250 per vehicle per year.

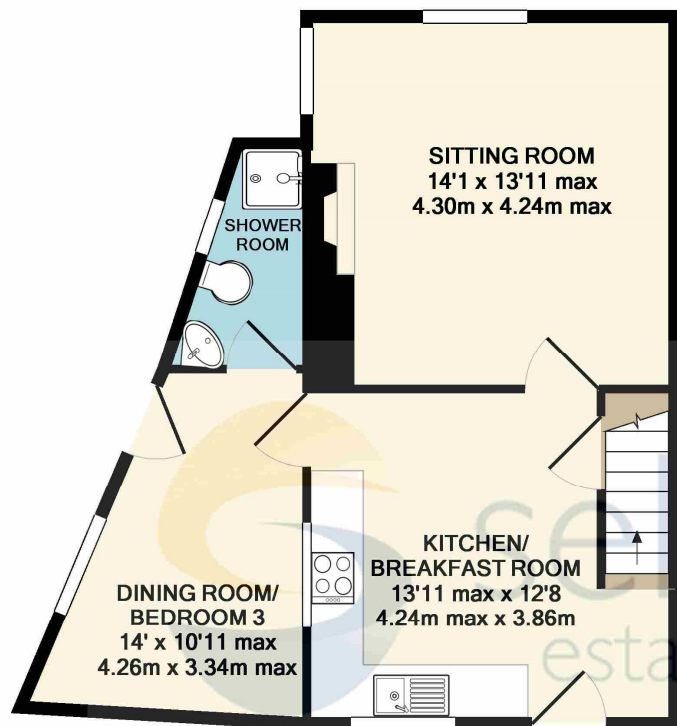
**N.B.** There is a right of way to the rear of the property to the neighbouring cottages.

**SERVICES:** Mains gas, water and electricity. Private drainage. **COUNCIL TAX:** Band B. **Tenure:** Freehold

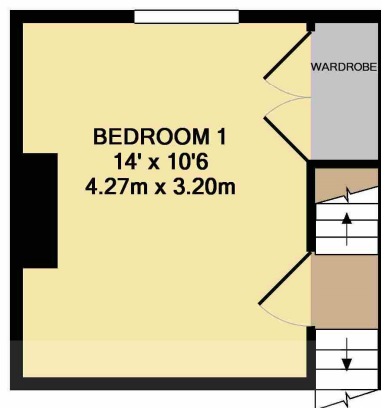
**DIRECTIONS TO FIND:** From Bideford proceed south as towards Torrington and after almost 3 miles turn left as signposted to Weare Giffard. Pass under the old railway bridge, just before you cross the second bridge on your left there is an open parking area and the Annery Kiln Cottages will be in front of you, No.1 is the first cottage to the left.



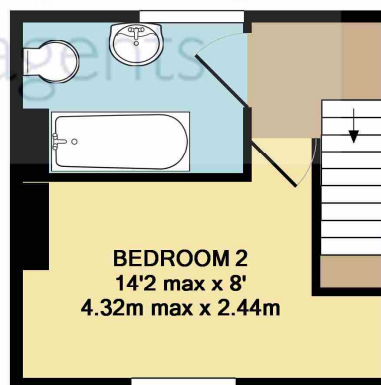




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

01237 477997

15 The Quay  
Bideford  
Devon  
EX39 2EZ  
enquiries@seldonsestateagents.co.uk  
www.seldons.co.uk

 **seldons**  
estate agents