



Ridd Cottage, Bideford, Devon

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## Ridd Cottage, Weare Giffard, Bideford, Devon EX39 5JD

A beautifully refurbished cottage with four bedrooms and approximately 2.27 acres, in a picturesque riverside setting

Great Torrington 3.0 miles, Bideford 3.0 miles, Barnstaple 12.0 miles, Exeter 37 miles

Sitting room | Family room | Dining room  
Kitchen/breakfast room | Principal bedroom with en suite shower room | Three further bedrooms, one en suite | Family bathroom | Shed/workshop  
Greenhouses | Hot tub | Garden | Woodland  
Approximately 2.27 acres | EPC rating F

### The property

Ridd Cottage is a beautifully presented detached cottage that has been newly refurbished offering a wealth of elegant accommodation with neutral décor and stylish, high quality contemporary fittings throughout. The property is set in a superb rural position, surrounded by its grounds of approximately 2.27 acres with direct river frontage to the River Torridge and access to the Tarka Trail. The cottage enjoys outstanding views over the river and across to the surrounding idyllic North Devon countryside.

The main living space is located on the first floor where there is an open-plan 30ft reception room with a kitchen and dining area. The contemporary kitchen has fitted shaker-style units to base and wall level, a large central island and breakfast bar and modern integrated appliances, while steps above the kitchen lead to a mezzanine level currently set up as a family room/snug area. There is attractive wooden parquet flooring throughout the living space and windows that overlook the river and the countryside beyond. Also on the first floor is the principal bedroom that benefits from a dual-aspect allowing for plenty of natural light as well as a fully-tiled shower room.

Additional reception space can be found on the ground floor where the bright entrance hall leads through to a welcoming sitting room with a woodburning stove. The ground level also

provides a further three well-presented double bedrooms, one of which is en suite and also has its own separate entrance. Also on the ground floor is a family bathroom with a bath tub and overhead shower.

### Outside

The property is accessed via a single-track lane and is set in approximately 2.27 acres in a secluded position on the banks of the River Torridge. A driveway provides plenty of parking space for several vehicles, while outbuildings include greenhouses and a useful shed/workshop. The grounds include areas of lawns and a woodland providing privacy, while there is also a jetty and a timber decking providing an ideal space for al fresco dining and entertaining. The cottage further benefits from a wood fired hot tub that takes full advantage of the picturesque views.

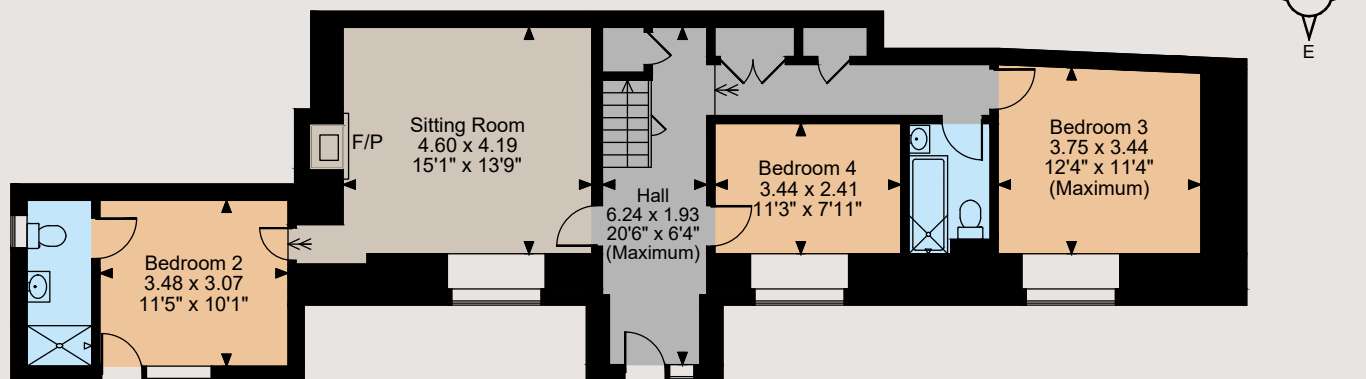
### Location

Ridd Cottage is set in a beautiful rural setting, between the towns of Great Torrington and Bideford. Great Torrington is full of period architecture and has a Victorian pannier market in the town, along with plenty of other everyday amenities, including shops, supermarkets, leisure facilities and primary and secondary schooling. The historic port town of Bideford on the estuary of the River Torridge is just over 3 miles away and offers a wide range of amenities and facilities including large supermarkets, high street shopping, a community hospital and variety of cafes, pubs and restaurants. An even further extensive range of facilities can be found in the thriving town of Barnstaple 12 miles away as well as a mainline railway station. The idyllic countryside surrounding Ridd Cottage provides a plethora of walks, rides and other outdoor pursuits with the Tarka Trail and Exmoor National Park within easy reach. The attractive sandy beaches at Saunton, Woolacombe and Croyde are also within a short distance. There are plenty of good schooling options in the surrounding area including Bluecoat C of E primary, Great Torrington School and Bideford College together with noteworthy independent schools including Kingsley, Shebbear College and West Buckland School.

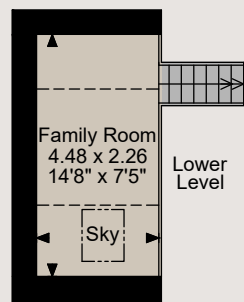




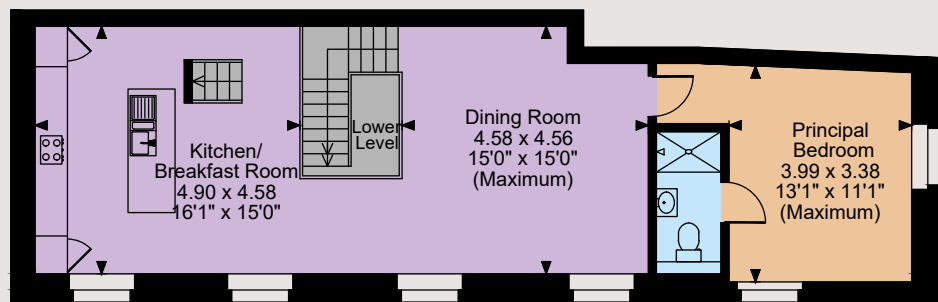
Floorplans  
House internal area 1,645 sq ft (153 sq m)  
Shed/workshop internal area 190 sq ft (18 sq m)  
For identification purposes only.



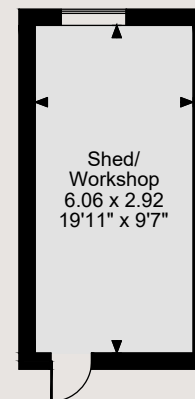
**Ground Floor**



**Floor Above Kitchen**



**First Floor**



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height

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The area is well connected by road, with the A386 providing access towards the coast, and links towards Exeter and Plymouth, while the nearest railway station is 12 miles away in Umberleigh.

## Directions

From Exeter take the A377 heading north and continue for 12 and a half miles. Shortly after passing the Devonshire Dumpling pub, turn left onto the B3220 and continue for eight miles, into Winkleigh, where the road becomes the A3124. Follow the A3124 for 12 miles, and arriving at the junction at the River Torridge, turn right onto the A386. At the roundabout in Great Torrington, take the first exit onto the A386/New Street and continue on the A386 for four miles, after which you will find the entrance on the right.

## General

**Local Authority:** Torridge District Council  
**Services:** Mains electricity. Private water and drainage which we understand may not be compliant with current regulations. Further information is being sought. Gas central heating.  
**Council Tax:** TBC  
**Rights of Way:** A neighbour has a right of way over the driveway to access their property.  
**Tenure:** Freehold  
**Guide Price:** £895,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

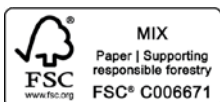
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