

Guide Price

£1,100,000

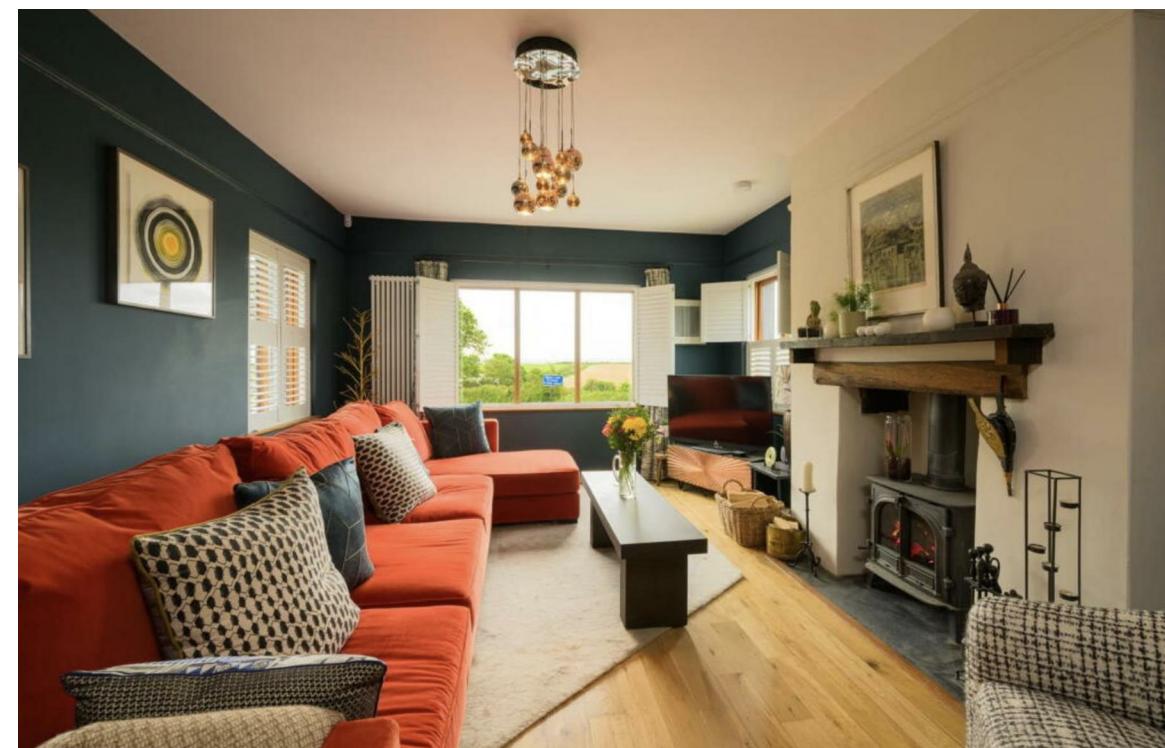
Moorview House and The Smithy

Gammaton, Bideford, Devon EX39 4QE



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A Tremendous, Stylish Country House With A Large 2 Bedroom Cottage

Moorview House and The Smithy, Gammaton, Bideford, Devon EX39 4QE



COUNTRY HOUSE WITH SEPARATE 2 BEDROOM COTTAGE - True to its name, Moorview House enjoys stunning, far-reaching views across the North Devon countryside. Set within the North Devon Biosphere, this exceptional rural offering combines the space and versatility of Moorview House with the charm and privacy of The Smithy, together with approximately 1.04 acres (0.42 ha) acres of adjoining land. The result is a rare lifestyle opportunity suited to family living, multi-generational use, or a home with an established income stream.

Surrounded by rolling countryside yet just a short drive from Bideford and Barnstaple, the properties offer the perfect balance of peaceful seclusion and everyday convenience.

Moorview House -

Moorview House is a substantial former farmhouse arranged to allow flexible living or continued use as a successful holiday let or B&B. The main house welcomes you with a spacious entrance hall and ground-floor W/C. A generous living room with wood-burning stove enjoys south-facing views across the countryside, with sliding doors leading to a versatile study or studio space.

The kitchen offers excellent scope for further enhancement, enjoying garden views and flowing into a utility room, boot room, and side entrance. A separate dining room provides an ideal space for family meals and entertaining.

To the rear, a bedroom with ensuite shower room and private entrance offers excellent guest accommodation or independent living. A separate wing of the house comprises three beautifully renovated ensuite bedrooms, finished to a high standard. The largest bedroom benefits from an additional room currently set up with kitchen and living facilities and opens onto a patio leading to two private gardens, one with direct access to the parking area - this space could easily be made into an additional bedroom if required.

The property can be sold fully furnished, including an established website, providing a turnkey lifestyle business with ongoing income.

The included adjoining land extends the total grounds to approximately 1.04 acres (0.42 ha), currently enjoyed as a peaceful wildlife haven and offering further scope for garden lovers, outdoor enjoyment, or simply additional privacy. There is also a large car park which provides ample parking space for up to 10 vehicles.

The Smithy -

Positioned nearby and enjoying its own sense of privacy, The Smithy is a charming detached two-bedroom cottage that blends rustic character with modern comfort. Accessed via a gated entrance, the property offers dedicated parking and a delightful English garden with patio, log store, and shed.

Inside, the cottage is rich in character, with exposed stonework, wooden floors, and a working log burner in the sitting room. A small study nook and a stylish family bathroom with utility area add practicality, while the kitchen-diner enjoys countryside views and provides a wonderful space for everyday living.

Upstairs, you have two generous double bedrooms that are filled with natural light, creating calm and inviting spaces. The master offering an en-suite with WC and Basin.

The property also benefits from a private rear courtyard offering a peaceful spot to relax in the evening sun.

The Smithy has been a highly successful holiday rental, with no restrictions and fully independent utilities, and is equally suitable as a permanent residence, holiday home, or income-generating asset.

Together, Moorview House and The Smithy, with their generous gardens and included land, present a truly versatile and compelling rural offering - ideal for those seeking space, scenery, flexibility, and opportunity in one of North Devon's most beautiful settings.



Moorview House

**Kitchen 6.19 x 3.59
(20'3" x 11'9")**

Dining Room 3.77 x 3.01 (12'4" x 9'10")

Sitting Room 5.82 x 4.02 (19'1" x 13'2")

Study/Bedroom 3.96 x 2.78 (12'11" x 9'1")

Bedroom 3.63 x 3.57 (11'10" x 11'8")

Ensuite

Bedroom 3.95 x 2.91 (12'11" x 9'6")

Ensuite

Annex Kitchen Diner 3.96 x 2.83 (12'11" x 9'3")

Bedroom 4.52 x 2.49 (14'9" x 8'2")

Ensuite

Bedroom 4.32 x 2.79 (14'2" x 9'1")

Utility Room

The Smithy

Lounge 7.52 3.86 (24'8" 12'7")

Kitchen Dining Room 6.50 x 2.41 (21'3" x 7'10")

Bathroom

Bedroom 3.94 x 3.35 (12'11" x 10'11")

Ensuite

Bedroom 3.99 x 2.21 (13'1" x 7'3")





Agent's Notes -

Tenure: Freehold

Services: Mains electricity and water, LPG central heating, shared private drainage

Council Tax Bands -

Moorview House – E

The Smithy – C

EPC -

Moorview House – Band E

The Smithy – Band E

Improvements (Moorview House) -

New roof (2021)

New central heating and hot water system (2021)

Renovated throughout in 2021 (excluding kitchen and rear bedroom)

Plans available for kitchen extension with bi-fold doors and rear bedroom wet room

Viewings are strictly by appointment only.



DIRECTIONS

From Bideford town centre (approximately 3 miles), take the Old Bridge across the river to East-the-Water. At the roundabout, turn left and follow the road for about half a mile. Just after Tamar Trading, turn right into Manteo Way (signposted Alverdiscott Road and Gammaton). Continue along this road, passing Tesco, until you reach a roundabout. Go straight over, then turn left into Gammaton Road (opposite Bideford Autos). Follow the road for approximately 2 miles until you reach a crossroads, with a listed finger signpost on your right. Moorview House & The Smithy are situated in an elevated position on the left-hand side at the crossroads. Proceed past the house and cottage, then take the first left into the car park area. The postcode EX39 4QE will direct you to the vicinity; viewings are strictly by appointment only. To locate the property using the free mobile app what3words, enter: Elevated. Versatile.



VIEWING

By appointment through
Phillips, Smith & Dunn Bideford
Office 01237 879797
Or outside of usual office hours
please contact Edward on
07772363674





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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