



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

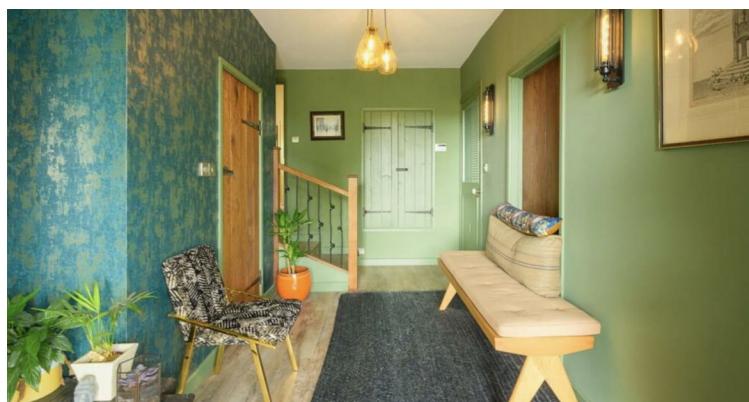
**Looking to sell? Let us
value your property
for free!**

Call 01237 879797
or email bideford@phillipsland.com

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Guide Price

£675,000

5 Bed Bungalow - Detached

Moorview House Gammaton, Bideford, EX39 4QE

- Elevated rural position with far-reaching countryside views
- Former farmhouse with option of near by cottage
- Beautifully renovated ensuite bedrooms
- B&B opportunity with no occupation restrictions
- Generous gardens, patios, and private outdoor spaces
- Ample off-road parking
- Flexible living with home, income, or multi-generational potential
- Land of just under an acre total



Room list:	
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	

Overview

To the rear of the property, a bedroom with en-suite shower room and private entrance offers excellent guest accommodation or independent living potential.

A further wing of the house comprises three beautifully renovated en-suite bedrooms, finished to a high standard. The largest of these benefits from an additional room currently arranged with kitchen and living facilities and opens onto a patio leading to two private gardens, one of which provides direct access to the parking area. This flexible space could easily be converted into an additional bedroom if required.

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

The adjoining land extends the grounds to just under an acre and is currently enjoyed as a peaceful wildlife haven, providing further scope for gardening, outdoor enjoyment or simply enhanced privacy. A large car park provides ample off-road parking for up to 10 vehicles, ideal for family use or guest accommodation.

Moorview House presents a rare opportunity to acquire a spacious and versatile rural home with outstanding views, generous grounds and flexible accommodation, all within one of North Devon's most beautiful countryside settings.

Services

Type your text here

Council Tax band

E

EPC Rating



Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Outside

Agent's Notes -

Tenure: Freehold

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

Council Tax Bands -

Moorview House – 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.

