



Burnards & Potential Building Plot



Burnards & Potential

Weare Giffard, Bideford, Devon, EX39 4QR

Amenities in walking distance. Bideford 4 miles. Great Torrington 2.3 miles

A detached house with fine views and large gardens, potential to improve and develop (stp).

- Approx. 0.57 acres
- Beautiful Countryside Views
- 3 Reception Rooms
- Scope for Modernisation & Improvement
- Council Tax Band 'D'
- Potential Building Plot
- 3 Double Bedrooms
- Garage & Parking
- No Onward Chain
- Freehold

Guide Price £495,000

Situation

Burnards is situated in the heart of Weare Giffard and enjoys, with glorious views over the beautiful river and surrounding countryside. The small, timeless and picturesque village of Weare Giffard, resides near the southern bank of the River Torridge and offers indispensable village amenities, including: village hall, parish church, playground, the 'Cyder Presse' pub and a bus service. The nearby 'Tarka Trail' affords superb walks and cycle rides that extend beyond Torrington and Barnstaple.

The historic town of Great Torrington (2 miles), surrounded by Commons, with over 360 acres of lovely nature walks, offers an excellent range of daily amenities, shops, leisure facilities and schooling for all ages. The port town of Bideford (4 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Westward Ho!, Appledore and Instow (all approx. 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

Description

Burnards is being offered for sale for the first time in 60 years, having been in family ownership since 1966. This longhouse-style cottage, has been significantly improved over the years but offers scope for and would benefit from modernisation and improvement throughout. With 3 double bedrooms and 3 reception rooms, the house offers versatile accommodation and has proved a successful B&B in the past. The house is complemented by pretty, south and west-facing gardens, garaging and parking, surrounded by gorgeous, open countryside. Adjoining the garden is 'The Orchard', formally providing productive, kitchen gardens and offering the opportunity of a 'potential building plot (stp)', if desired.



Accommodation

Double doors open into the CONSTERVATORY / GARDEN ROOM with room for seating and door opening into the HALL with glazed double-doors to the sitting room and door the DINING ROOM, with fireplace. The SITTING ROOM with gas fire as it's focal point, twin windows overlooking the south and west-facing gardens, decorative, inset alcove, door to small under stairs/walk-in storage room, stairs leading-up and stable door to the KITCHEN with tiled floor, fitted with a range of base units with worktop over and matching wall units, Aga and free-standing gas cooker, door to utility and large open archway to the BREAKFAST ROOM, with staircase leading up. The UTILITY ROOM is fitted with a range of units, sink, space/plumbing for white goods, door leading out, CLOAKROOM with WC and basin, storage cupboard and door to GARAGE.

The western staircase leads up to a small galleried landing, airing cupboard and BEDROOM 1 a double room with large fitted wardrobes built into the eaves and ensuite shower room. The eastern staircase opens to a galleried landing, leading to 2 DOUBLE BEDROOMS and FAMILY BATHROOM, comprising; shower cubicle, basin and WC.

Outside

The grounds and gardens extend to just over half an acre in total. On the left of the house there is driveway parking for multiple vehicles and patio behind the house. The gardens are predominantly laid to lawn, with mature, planted borders with a variety of established flora and beautiful views across the river meadows. On the right of the house, double gates lead to a further parking area.

The Orchard (potential building plot)

Attached to the eastern side of the garden is a further, large area of garden, "The Orchard", approx. 0.30 acres, with thick beech hedging that enjoys fine views over, open countryside and river meadow. This area could remain as garden of potentially offer an opportunity for a new and unique dwelling (stp), with separate entrance.

Services & Information

Mains electricity, gas and water are currently connected. Private drainage via septic tank. Broadband: 'Standard' broadband is available (Ofcom) Please check with chosen provider. Mobile phone coverage from the major providers: EE - Good-Variable / o2 - Variable / Three - Variable / Vodafone - Poor (Ofcom). Please check with chosen provider.

Viewings

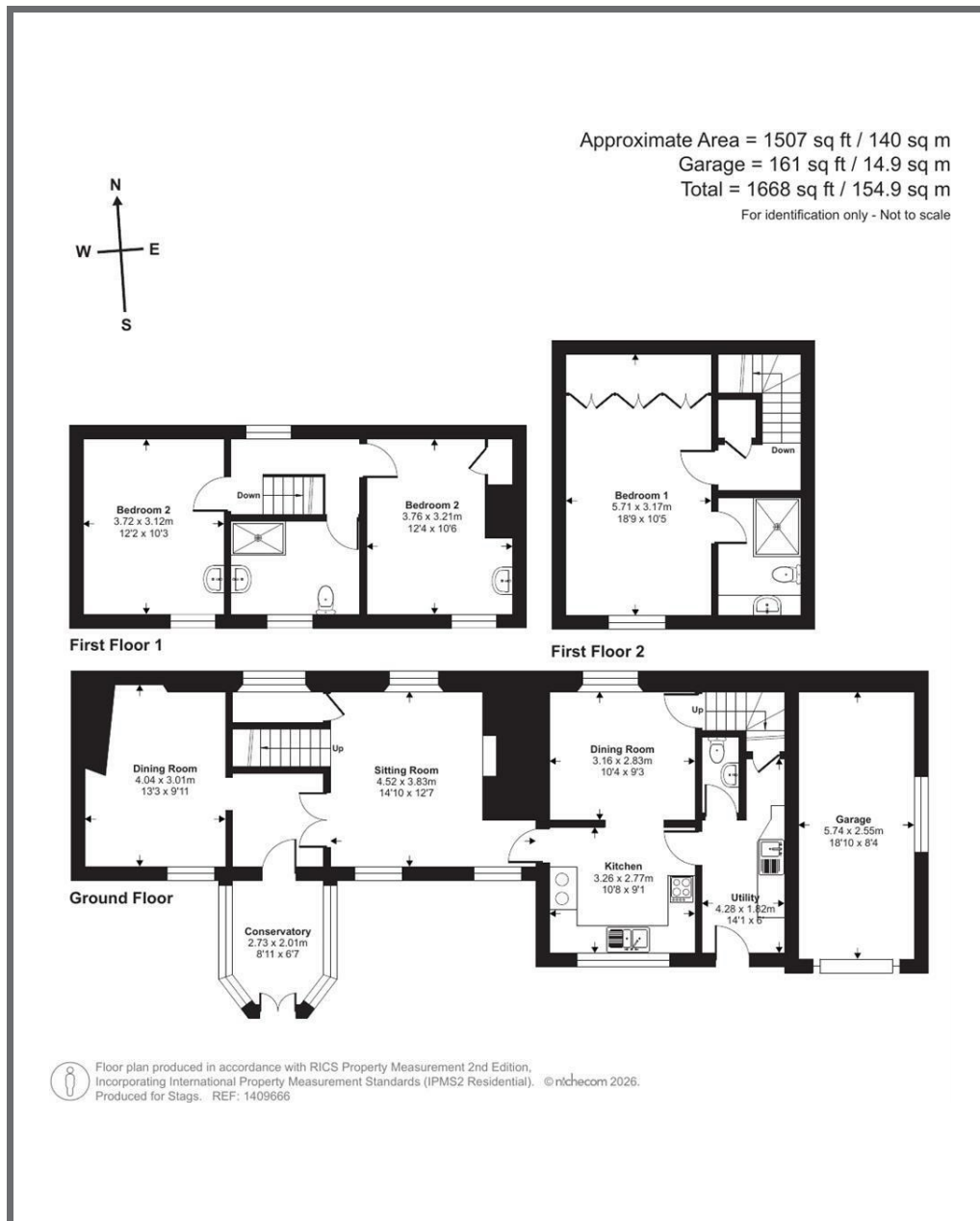
Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Heading from Bideford towards Torrington on the A386, turn left at Weare Giffard X, signed 'Weare Giffard', continue on this road for approx. 1.6 miles, passing the 'Cyder Presse' pub on the left (1.5 miles), after approx. a further 100 yards, the entrance to 'Burnards' will be found on the right hand side, with Stags 'For Sale', board clearly displayed. what3words://smart.stews.rationing
Postcode: EX39 4QR (Not to be relied upon).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 38 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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