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Changing Lifestyles

Shears Cottage
Woodford
Bude
Cornwall
EX23 9JD

Asking Price: £399,950 Freehold



Changing Lifestyles

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Shears Cottage, Woodford, Bude, Cornwall, EX23 9JD



- 3 BEDROOMS
- 3 RECEPTION ROOMS
- CHARACTER COTTAGE
- GENEROUS PLOT OF 1/4 ACRE
- LARGE GARDENS
- RURAL HAMLET LOCATION
- SHORT DISTANCE FROM COAST
- EPC: E
- COUNCIL TAX BAND: B



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An opportunity to acquire this deceptively spacious character cottage requiring some modernisation enjoying a generous plot of approx 1/4 an acre in this delightful North Cornish rural hamlet. The residence offers 3 bedrooms, versatile living accommodation and a wealth of character features throughout. Available with no onward chain. EPC E. Council Tax Band B.

Shears Cottage enjoys a pleasant and desirable location in this peaceful rural hamlet of Woodford lying within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of Worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 10'1" x 5'6" (3.07m x 1.68m)

Hall - Door to useful Pantry.

Kitchen - 8'11" x 7'7" (2.72m x 2.3m)

A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with mixer tap, built in 4 ring 'Neff' gas hob, high level oven/grill combi, space and plumbing for washing machine and dishwasher. Windows to side and rear elevation.

Dining Room - 13'2" x 9'10" (4.01m x 3m)

Feature fireplace housing gas fire. Ample space for dining table and chairs with window to front elevation.

Living Room - 13'5" x 12'2" (4.1m x 3.7m)

Large feature fireplace with built in cupboards. Staircase to first floor. Double doors to:

Conservatory - 12'2" x 10'5" (3.7m x 3.18m)

Double doors to generous gardens.

Store Room - 12'10" x 12' (3.9m x 3.66m)

Store room with further potential subject to relevant planning permissions being obtained.

WC - 6'3" x 4'3" (1.9m x 1.3m)

Low flush WC, wash hand basin.

First Floor Landing

Bedroom 1 - 12'6" x 13'5" (Max) (3.8m x 4.1m (Max))

Double bedroom with a range of built in wardrobes and window to rear elevation.

Bedroom 2 - 13'8" x 12' (4.17m x 3.66m)

Double bedroom with window to side elevation.

Bedroom 3 - 9'8" x 7'5" (2.95m x 2.26m)

Window to side elevation.

Bathroom - 7'2" x 3'11" (2.18m x 1.2m)

Panel bath with electric shower over, WC, vanity unit with inset wash hand basin. Window to side elevation.

Outside - Approached via the village lane with pedestrian access leading to the generous gardens measuring just over 1/4 of an acre in total. The mature landscaped gardens are split into two large lawn sections with generous space for any budding horticulturists to create a variety of vegetable and flower beds.



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

Proceed out of Bude towards Stratton turning left at the A39 towards Bideford, continue through Kilkhampton and after 3 miles turn left sign posted Morwenstow. Continue through Shop taking the next left hand turning sign posted Woodford and continue through the hamlet along Woodville Road taking the next right just by the bus shelter. Proceed along this road for approx 50 yards whereupon Shears Cottage will be found on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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