

WEEKABOROUGH FARM

HARTLAND • NEAR BIDEFORD • DEVON







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The Coast 100 yards • Hartland 4 miles • Bude 14 miles • Bideford 17 miles
(Distances approximate)

A unique property in an outstanding rural coastal location

Accommodation:

Entrance hall • Garden room • Drawing room • Study
Large family sitting room, dining room and kitchen

Ground floor annexe comprising: kitchen, bedroom and sitting room • Study

Five bedrooms and two bathrooms on the first floor

Bedroom 6 and bathroom on the ground floor

Extensive range of traditional outbuildings to include stables, stores and workshop
Planning permission in place for conversion of some of these buildings to a further annexe

Large level gardens, ponds, woodland and pasture

The whole property extends in all to about 5,243 sq ft to exclude the outbuildings

In all about 50.62 acres (20.48 hectares)



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Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

Weekaborough Farm is set in a unique location on the North Devon coastline of the Hartland Peninsula. The property extends in all to about 50 acres of which 35 acres is steep land and cliff leading down to the foreshore, with the property having its own private access across its own land to the beach below. Whilst the beach is only fully accessible at low tide and is not itself privately owned, it is rare to have your own private access to the beach.

The house is extensive and has been added to over the years and could benefit from updating and refurbishment or a planning application could be submitted to create a new property in an outstanding location. With careful landscaping of the gardens and grounds the views from the property to the open sea beyond could be very easily reopened.

This area of coastline of North Devon, leading on to the North Cornish coast, is particularly unspoilt with dramatic cliffs and small remote beaches accessed either from the sea or on foot. There is good road access to nearby Welcombe Mouth and for surfing on sandy beaches there is an excellent choice within easy reach at Sandymouth and Bude.

One of the nearest towns is Bideford, about 17 miles away, giving excellent links via the North Devon Link Road to the M5 motorway at Junction 27. Bude is about 14 miles away. The nearby village of Hartland is well known and has an extensive range of day to day facilities and the village is packed with history, heritage and a number of workshops and galleries as well as being the home of the famous Hartland Abbey.

The entire Hartland Peninsula is a designated Area of Outstanding Natural Beauty (AONB) and is a great starting point to access the South West Coast Path which runs along the entire edge of the peninsular with extensive opportunities for walking inland as well.

Weekaborough Farm is a rare property and viewing is highly





recommended to appreciate the outstanding position the house occupies.

Weekaborough Farm

It is understood that Weekaborough has only been on the market twice in the past 80 years and the current owners have been there since 1978.

The whole property extends in all to about 50 acres of pasture and foreshore with the former let out to local farmers. The immediate gardens and grounds surround the property together with an extensive range of outbuildings and stores.

The main house has been extended and added to over the years and whilst a planning application has not been submitted to the Local Authority it would be worthy of consideration, as to remodel or rebuild the house and take full advantage of the stunning location would be a great opportunity.

The main reception rooms are large and bright, whilst the kitchen and sitting areas have a more traditional feel with beams and large open fireplaces.

The annexe on the side of the house can be used as part of the accommodation to the main house or equally could be let out as a holiday let and provide additional income to the property.

Whilst the property has private access across its land to the beach, this path is very steep and caution should be exercised at all times when accessing the beach. However it gives you access to the coastline at low water which is very rare for the area with the other parts of coastline being in ownership of the National Trust and private landowners.



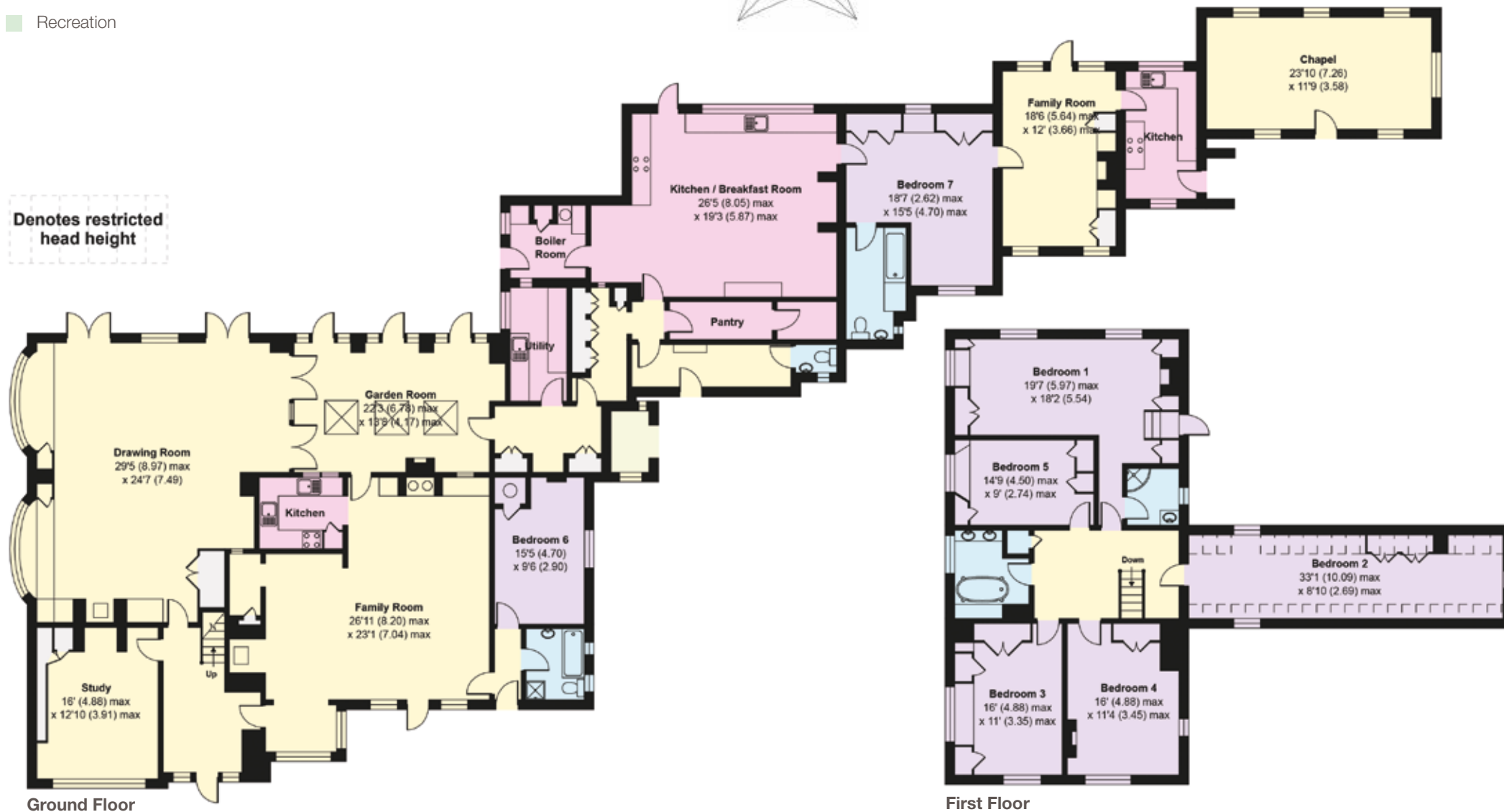


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

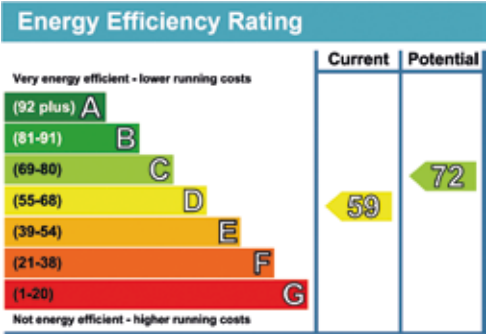
Approximate Gross Internal Floor Area
5243 sq ft / 487.0 sq m (excludes restricted head height & outbuildings & chapel)



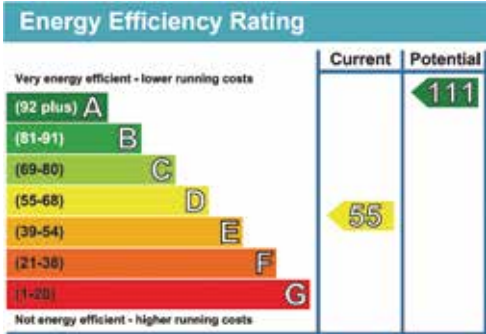
Denotes restricted head height



Main House



Annexe





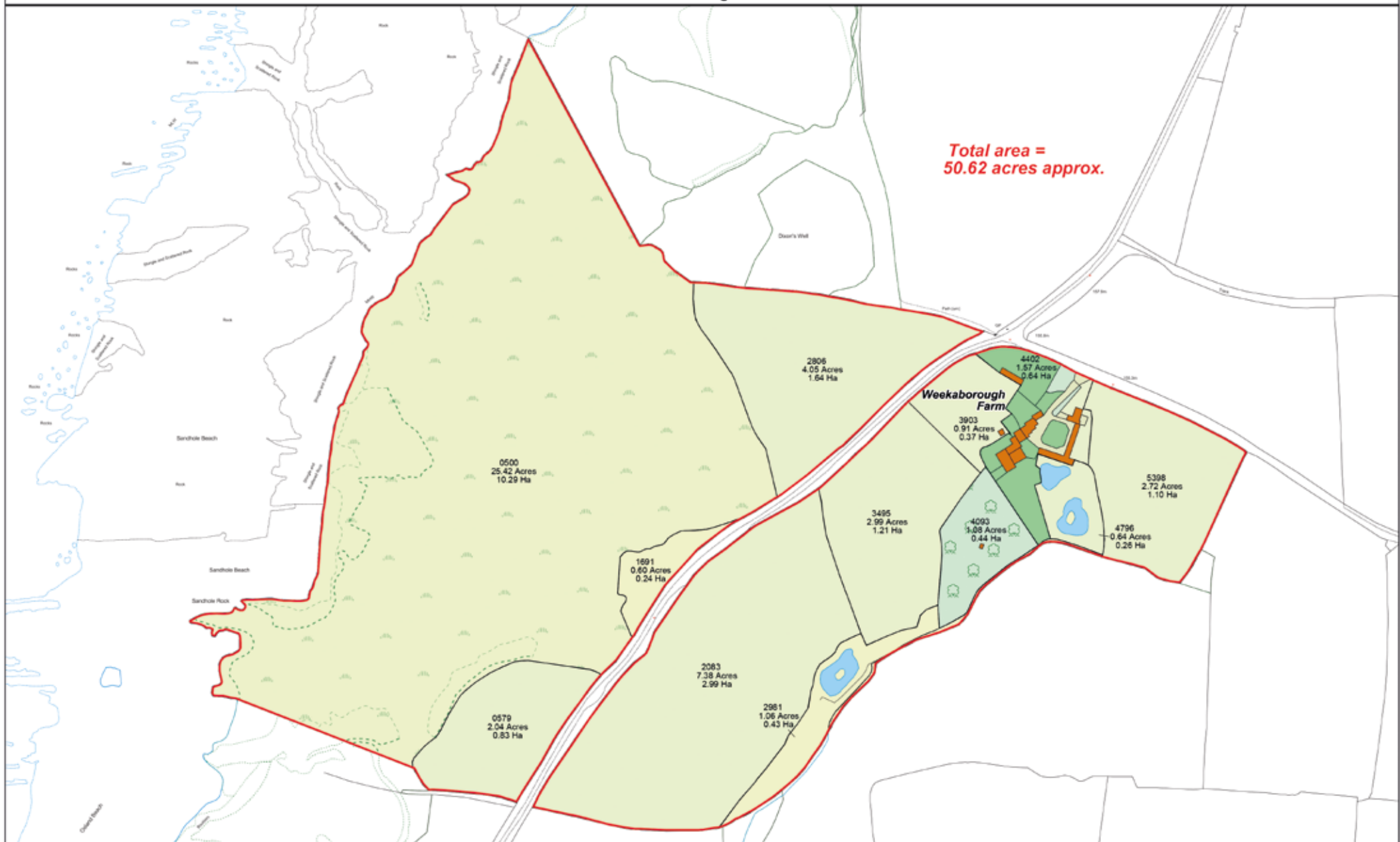


Gardens, grounds, pasture and cliff

As can be seen from the pictures in this brochure Weekaborough Farm occupies a unique position. The immediate gardens and grounds surrounding the house are well laid out to lawn with a number of ponds and herbaceous borders surrounded by high hedges and trees.

Beyond this is the open pasture which is let out to a local farmer and across the small lane is access to the foreshore, the cliff edge and the path to the beach.

Weekaborough Farm



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Land Use:

Pasture	Orchard
Arable	Wetland
Game Cover	Rocks / Boulders
Woodland	Building (Residential)
Scrub	Building / Structure (Agricultural)
Verge / Misc	Gardens
Water	Road / Track

Nil: If text & building type are unknown - assumed pasture & residential



Date: 13.07.16 TE
Scale: 1:2500 @ A3
Title: Weekaborough Farm

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Local Authority

Torrige District Council, Bideford. Tel: 01237 476 711.

Devon County Council, Exeter. Tel: 01392 382 000.

Services

Mains electricity, private water, private drainage, oil fired central heating.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these particulars, are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Council Tax

Band F.

Agent Notes

Please be fully aware that the access to the beach across the farmland is very steep and can be dangerous. Please ensure that you exercise full caution when using this path.

Directions (EX39 6HP)

Satellite Navigation using this postcode should take you to the property.

From Bideford proceed westbound on the A39 ignoring the first two turnings right to Hartland. Turn right on a sharp left hand bend signed towards Elmscott and the youth hostel. Cross over the cattle grid and take the next left hand turning towards Lutsford and Elmscott. Cross over the second cattle grid and then follow the road around to the right. Proceed along this road, bearing right at Fire Beacon Cross and at the crossroads at the end of this road turn left and then immediate right towards Hardisworthy. Follow this lane past Hardisworthy Farm and the entrance to Weekaborough Farm will be found on the left hand side after about half a mile. If you reach the T-junction at the end you have gone approximately 100 yards too far.

Viewing

All viewings are strictly by prior appointment only with Knight Frank.

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