



St Warris







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Burlawn, Wadebridge, , PL27 7LD

Wadebridge - 1.8 Miles - Bodmin 7.7 Miles - Rock Beach 8.6 Miles

Pretty character cottage for updating set amidst wonderful mature gardens of 0.4 acre, just outside the popular hamlet of Burlawn

- Online Auction
- End Date Tuesday 28th October 2025 at 4pm
- Character Cottage
- Three Bedrooms
- Off road parking
- Glorious natural gardens
- Freehold
- Council Tax Band: D

Auction Guide £325,000

Stags Wadebridge

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The London Office

40 St James's Place, London, SW1A 1NS

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 28th October 2025 at 4pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The property is situated just outside the small hamlet of Burlawn, around 2 miles from the pretty former market town of Wadebridge which sits astride the river Camel. The town offers a wide variety of independent shops together with primary and secondary education, a cinema, numerous sports and social clubs and access to the popular Camel Cycle Trail.

The property is perfectly located to access the magnificent North Cornish Coast, a short distance from the popular sandy beaches of Polzeath and Daymer whilst the watersports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary.

Nearby Padstow and Port Isaac are renowned harbour destinations with a number of fine restaurants including Rick Stein's Seafood Restuarant and Nathan Outlaw's Michelin starred restaurant.

Mainline railway services are available at Bodmin Parkway connecting London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations.

THE PROPERTY

Nestling in a wooded valley position, St Warris is an attractive character cottage, seemingly constructed, in the main of vernacular materials and set within glorious mature gardens of around 0.4 acre.

This delightful cottage retains a wealth of traditional features and whilst it would benefit from a programme of updating and refurbishment, is an enchanting character home. The front door opens into a small entrance vestibule and from here into the lovely sitting room/dining room. Stretching across the entire frontage of the property, there is an open beam ceiling, tiled floor and original fireplaces with cloam ovens alongside a Cornish Range and wood burning stove. Completing the ground floor is a kitchen and rear lobby.

Rising to the first floor, there are three bedrooms and a bathroom.

GARDENS & GROUNDS

The wonderful natural gardens meander along the valley side and extend to around 0.4 acre, featuring areas of lawn, beautifully planted flower and shrub borders together with wildlife ponds. Adjacent to the cottage is a courtyard with gardeners wc and store whilst in the lower section of the garden is a storage shed 19ft x 9ft.

There is an off road parking area for 1-2 vehicles.

SERVICES

Mains water and electricity. Private drainage (type unknown). Oil fired central heating. Mobile coverage is limited indoors and likely outdoors (Ofcom). Upto superfast broadband is available in the area (Ofcom).

VIEWINGS

Strictly by prior appointment with the Wadebridge Office on 01208 222333

DIRECTIONS

Proceed to Burlawn from Wadebridge and pass through the central section of the hamlet, bearing left and continuing into the valley. St Warris is on the left hand side, where a For Sale board has been erected.

What3words///motivator.puzzled.wants





PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Uzma Archer of Hedges Law
01865 519644 / uzma.archer@hedgeslaw.co.uk
243 Banbury Road, Summertown, Oxford OX2 7HN

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE & RESERVE

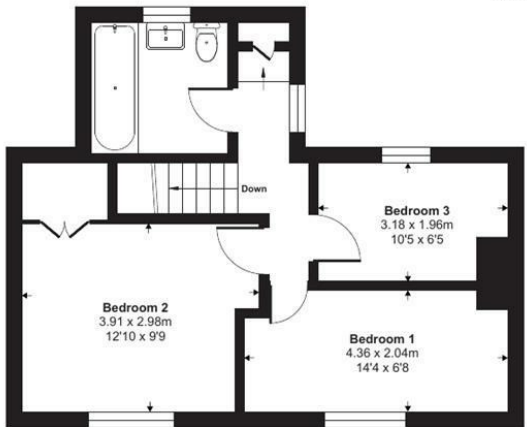
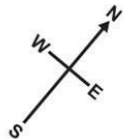
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

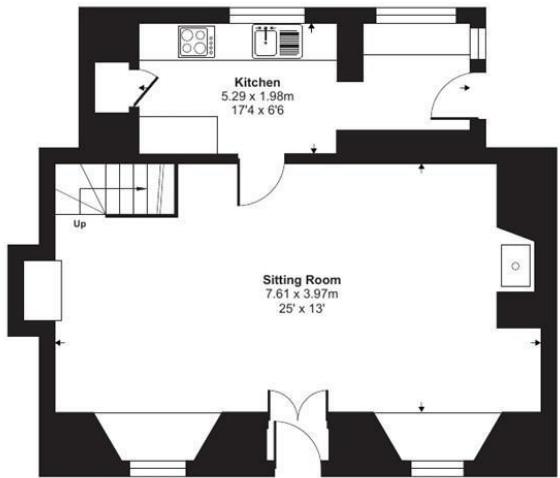
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1261240



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		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



