



Burns Hall House

Sharlands Road, Marhamchurch, Bude, Cornwall, EX23 0HP

KIVELLS

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£950,000 Guide Price

Impressive five-bedroom period residence

Full planning permission granted for the creation of five additional dwellings, offering significant development potential

Enjoying far-reaching views across the surrounding countryside towards the North Cornish coast

Approx. 6.5 acres of paddock and generous grounds, ideal for equestrian, lifestyle or amenity use

Situated on the fringes of the sought-after village of Marhamchurch, just 4 miles from Bude

EPC Rating: C



Situation

Located in a peaceful rural setting on the fringes of the highly sought-after village of Marhamchurch, the property enjoys the benefits of village life whilst remaining within easy reach of the North Cornish coast. Marhamchurch offers a range of local amenities including a popular public house, parish church and primary school.

The nearby A39 Atlantic Highway provides excellent transport links north towards Bideford and Barnstaple, and south into the heart of Cornwall.

The thriving coastal town of Bude is approximately 4 miles away and offers an extensive range of local and national retailers, supermarkets, restaurants and leisure facilities. These include an 18-hole links golf course, leisure centre with swimming pool, floodlit tennis courts and a choice of excellent primary and secondary schooling. Bude is also renowned for its stunning sandy beaches, dramatic coastline and excellent surfing conditions.

Description

Nestled in the heart of the countryside, this extensively refurbished period property seamlessly blends historic charm with modern comforts and is offered to the market for the first time in nearly a century. Offering generous and versatile accommodation, the residence boasts five well-proportioned bedrooms, three reception rooms and has been sympathetically renovated throughout to a high standard.

The ground floor accommodation comprises two principal reception rooms, both enjoying bay windows to the south-facing elevation with delightful views across the surrounding countryside. To the rear of the property, the recently installed kitchen features flagstone slate flooring and French doors opening onto the patio, creating an ideal space for entertaining and everyday family living. Beyond the kitchen, the original pantry has been retained with its slate shelving and traditional shutters to the west-facing elevation. A separate dining room provides excellent flexibility and could equally serve as a home office, playroom or ground floor bedroom if required.

On the first floor are five spacious double bedrooms, all enjoying countryside views. The principal bedroom benefits from a generous en-suite featuring a freestanding bath, whilst two further bathrooms with walk-in showers comfortably serve the remaining accommodation.

Externally, the property enjoys rolling countryside views to the south, with large lawned gardens, patio and ample parking. The adjoining land provides an excellent balance of gardens and pasture, extending to approximately 6.15 acres in all, offering scope for equestrian use, hobby farming or simply enjoying the privacy and setting.

Complementing the main residence is an exceptional development opportunity, with planning permission granted for the conversion of the existing agricultural buildings into five dwellings, comprising one detached and four semi-detached properties. This offers significant scope for multi-generational living, holiday accommodation or investment, subject to the existing planning consent.

A unique combination of a beautifully renovated period home, extensive grounds and approved development potential, Burns Hall House presents an exceptional opportunity in one of North Cornwall's most desirable rural locations.



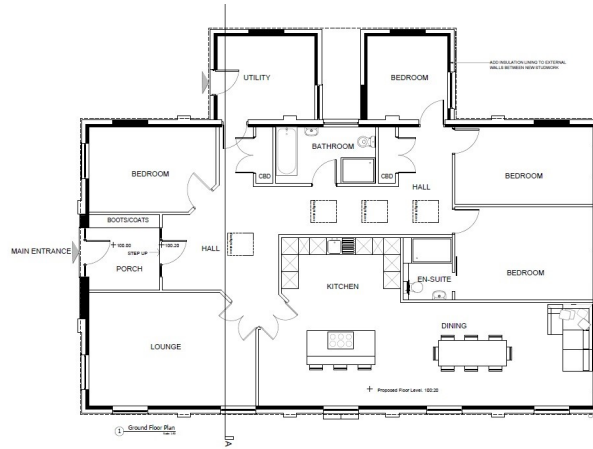
Planning Permission

Planning permission has been granted under application references **PA23/04714** and **PA24/05431** for the conversion of the existing agricultural buildings to create **five dwellings**. Please see the accompanying land plan for reference, identifying each approved conversion within the site.

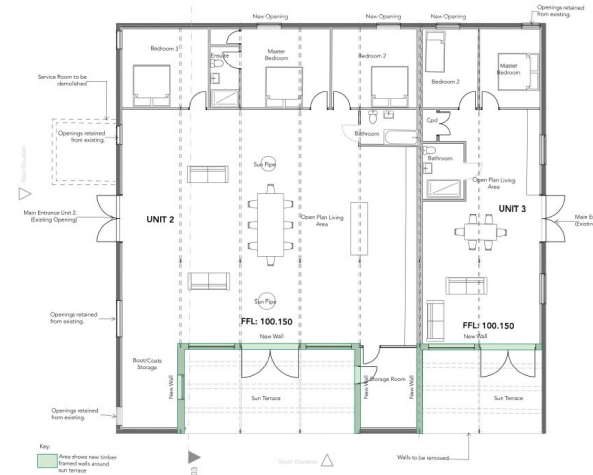
The approved scheme comprises the conversion of **The Cattle Barn** into a detached three-bedroom dwelling, together with the conversion of **The Chicken House** and **The Piggery** to provide a further four dwellings, comprising three two-bedroom properties and one three-bedroom property, all benefiting from gardens and allocated parking.

Planning permissions are subject to the relevant conditions and commencement periods. Copies of the decision notices are available from the selling agents or via the Cornwall Council Planning Portal. Interested parties wishing to amend the approved scheme should make their own enquiries with Cornwall Council.

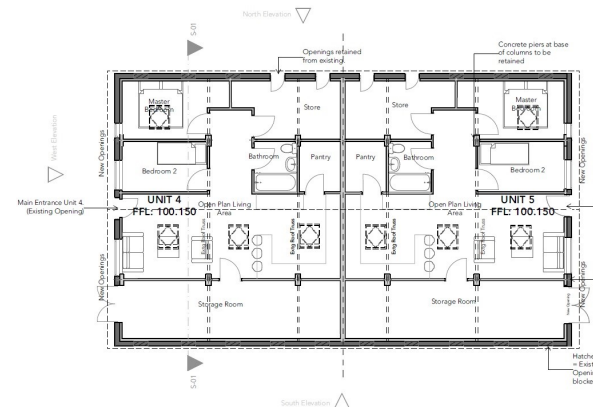
It is understood that the development will not be liable for additional on-site or off-site affordable housing contributions, although purchasers should satisfy themselves of this position with Cornwall Council.



The Cattle Barn



The Chicken Shed



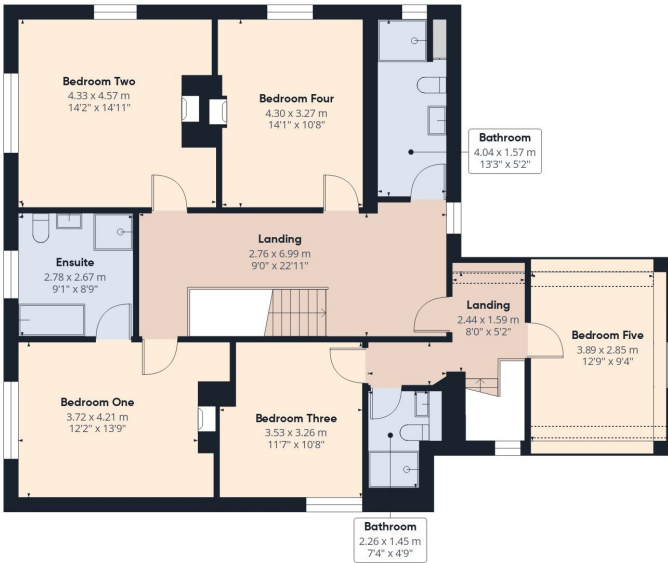
The Piggery

Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

228.2 m²
2457 ft²

Reduced headroom

1.9 m²
21 ft²

(1) Excluding balconies and terraces

Reduced headroom

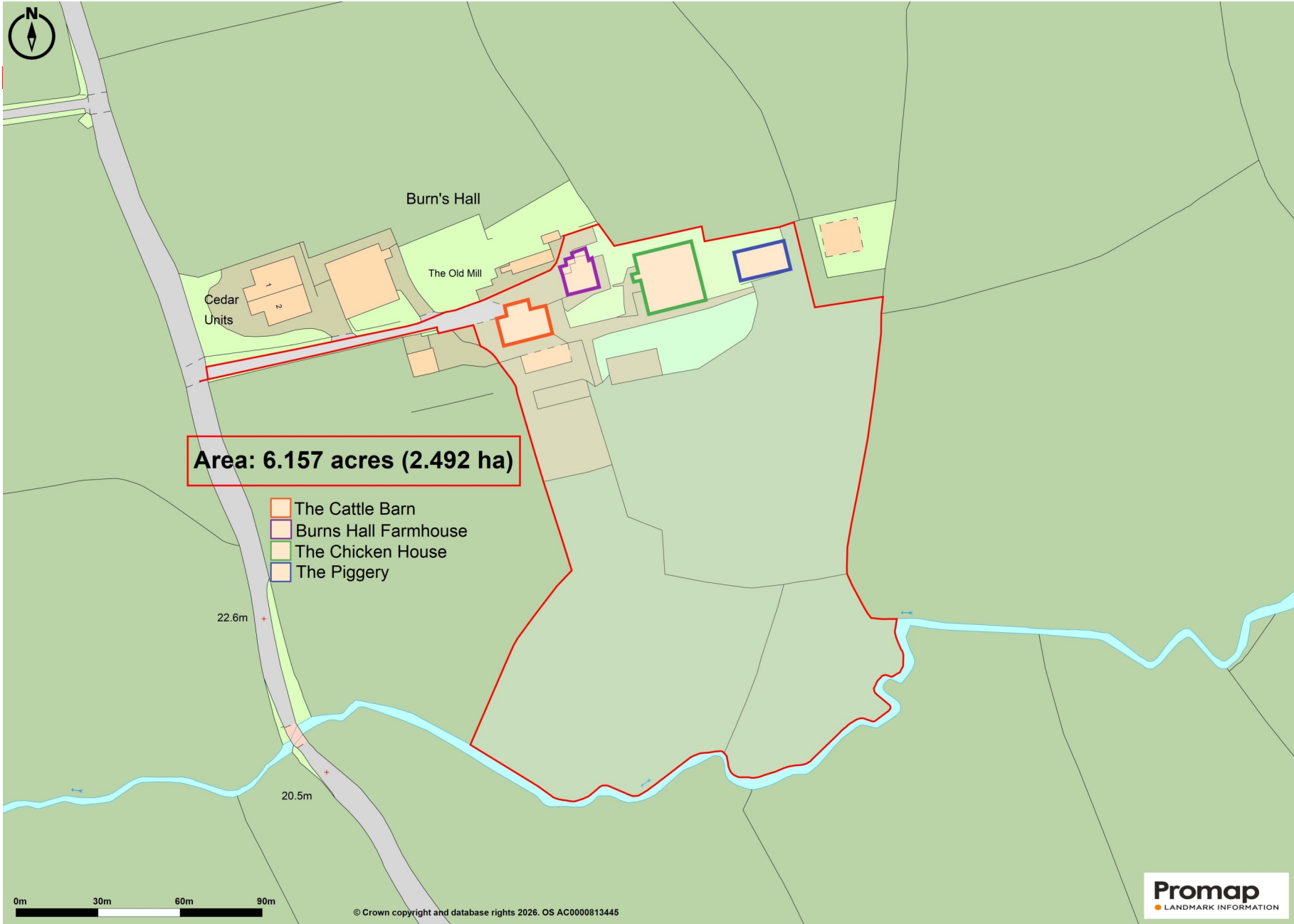
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Land Plan

Floor plan for identification purposes only, not to scale



Services

Mains water and electricity. Private drainage and gas central heating.

⚡ EE Rating - C

£ Council Tax Band - C

/// Directions

What3Words - ///presides.vocals.extensive

🗺 Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359 999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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