





SUNNYSIDE,

Jacobstow, Bude, Cornwall, EX23 0BY

Price £675,000

- Recently refurbished and re modelled, spacious detached three bed bungalow
- Located in a quiet rural location and only 8 miles from Bude
- Living room with vaulted ceiling, kitchen, large conservatory, three double bedrooms
- Two generous and well appointed self contained holiday lets
- A rare lifestyle opportunity with potential for multi generational living

Sunnyside is a spacious and well presented detached bungalow with two separate self contained one bedroom cottages, providing excellent potential as an annexe for a dependent relative or as an Airbnb-style holiday let. Located in a rural setting on the outskirts of Jacobstow approximately 8 miles from the coastal town of Bude!

The main bungalow offers entrance hall, sitting room with wood burner and open vaulted ceilings and doors opening to the rear, kitchen/dining room with large conservatory enjoying the countryside views. Three generous bedrooms and a family bathroom.

The Annex is a separate, single storey building which offers open plan living/kitchen, with double doors leading to the rear garden, double bedroom and a well appointed shower room. Sunnyside Cottage is another generous self contained holiday let with kitchen, bathroom, double bedroom and amazing views from the living room and the gardens.





ENTRANCE HALL

Entering the property via composite door into the entrance hall. Useful storage cupboard, loft hatch access and doors serve the following rooms.

LIVING ROOM

20' 7" x 11' 3" (6.27m x 3.43m) An impressive living room with open vaulted ceiling, two large windows to the rear elevation with impressive views of the gardens and surrounding countryside. Two wall mounted electric heaters, feature wood burner with slate hearth and stainless steel flu.

KITCHEN

18' 4" x 11' 2" (5.59m x 3.4m) Fitted with a range of matching 'shaker' style wall and base units with chrome handles, solid wooden worksurface with matching upstand, inset sink with side drainer and Grohe mixer tap. Space for electric 'Range' style cooker with extractor over, space and plumbing for dishwasher.

Luxury vinyl plank flooring, inset spotlights and UPVC double glazed windows to the side. Opening through to:

CONSERVATORY

12' 6" x 9' 2" (3.81m x 2.79m) A large triple aspect conservatory with insulated roof. Doors opening to the rear decking area to take in the views of the surrounding countryside. Engineered oak flooring.

UTILITY

12' 5" x 8' (3.78m x 2.44m) The utility steps down from the kitchen and is fitted with a range of matching wall, base and tall units with a composite worksurface over, space and plumbing for washing machine, space for tumble dryer, built in oven and microwave, wall mounted radiator.

BEDROOM ONE

14' 4" x 14' (4.37m x 4.27m) A dual aspect double bedroom with UPVC double glazed windows to the side and rear elevation, engineered oak flooring, inset spotlights and built in double wardrobe.

BEDROOM TWO

11' 6" x 11' 6" (3.51m x 3.51m) A large UPVC double glazed window to the rear elevation, wall mounted radiator and door to.

ENSUITE

8' 1" x 3' 3" (2.46m x 0.99m) Fitted with a low flush WC, wash hand basin with vanity unit under, shower enclosure with mains fed shower and chrome riser, chrome heated towel rail. Attractive tiles to the walls and floor, inset spotlights and obscure double glazed window to the side elevation.

SHOWER ROOM

11' 5" x 4' 6" (3.48m x 1.37m) A recently fitted bathroom with P shaped enclosed bath with mains fed shower over and glass screen, attractive tiling and black heated towel rail. Low flush WC with concealed cistern, surface mounted wash hand basin with chrome mixer tap and vanity unit below. UPVC obscure double-glazed window to the side elevation.

BEDROOM THREE

10' 2" x 8' 1" (3.1m x 2.46m) A double bedroom with solar powered Velux window, radiator and door to storage cupboard.

ANNEX

OPEN PLAN LIVING

18' 8" x 9' 5" (5.69m x 2.87m) Entering the property via a grey composite door into the open plan living space, being dual aspect with window to the side elevation and doors to the rear garden. The kitchen is fitted with contemporary units and a contrasting work surface over, inset stainless steel sink and side drainer, built in single oven and built in slimline dishwasher, space for fridge and wall mounted electric heater.

BEDROOM

11' 1" x 9' 8" (3.38m x 2.95m) A dual aspect double bedroom with window to the side elevation and door to the front courtyard. Wall mounted electric heater.

SHOWER ROOM

9' 7" x 3' 10" (2.92m x 1.17m) A double shower enclosure, with sliding glass screen and mains fed shower with chrome riser, large rainfall shower head, tiles to the wet areas, chrome heated towel rail. Low flush WC, wash hand basin with vanity unit, wall mounted heater, inset spotlights and extractor.

CUPBOARD

A useful utility cupboard with space and plumbing for washing machine and tumble dryer.

GARDENS

The Annex enjoys its own private gardens to the rear, with exceptional uninterrupted views of the surrounding countryside. There are areas of patio, decking and lawn to sit and take it all in.

SUNNYSIDE COTTAGE

OPEN PLAN LIVING

18' 3 (Max)" x 15' 10" (5.56m x 4.83m) Composite door opens into the dual aspect open plan living space, with window to the side elevation and large sliding doors open to the patio seating area with uninterrupted views of the countryside.

The kitchen is fitted with a range of matching wall and base units with contrasting work surface over, inset stainless steel sink and side drainer. Built in single oven and inset hob with extractor over, built in slimline dishwasher and built in washing machine.

WC

5 ' 7" x 3' 2" (1.7m x 0.97m) Low flush WC with wash hand basin and vanity unit, tiled floor and wall mounted electric heater.

BEDROOM

15' 11" x 10' 7" (4.85m x 3.23m) A spacious dual aspect double bedroom with window to the side and doors opening to the front elevation.

ENSUITE

7' 2" x 5' 9" (2.18m x 1.75m) Low flush WC and pedestal wash hand basin, shower enclosure with glass screen and Mira electric shower, half height gloss white tiles and door to storage cupboard.

GARAGE/WORKSHOP

15' 0" x 11' 0" (4.57m x 3.35m) Electric roller door to the front and pedestrian to the side. Light and power connected.

OUTSIDE AND GARDENS

The side and rear of the principal dwelling are wrapped by composite decking with access from the conservatory and living room. Extensive brick paved off road parking with gravel pathways, metal gates open to the main house driveway with further off road parking. Raised beds with patio and water feature.

The holiday cottages have been set out so that each has its own private garden/entertaining space to enjoy the countryside views, with mature planting, shrubs and hedgerows.

There are two log stores and outdoor power points.

SERVICES

Mains water with private drainage via treatment plant.

Mains electricity and oil fired central heating.

TENURE

Freehold

COUNCIL TAX

Main residence Band C

Annex Band A

Sunnyside cottage, business rates.





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3





DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

