

The Park House

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Jacobstow, Bude, EX23 0BP

North Cornish Coast 4 miles - Bude 8.4 miles - Launceston 13 miles

A superbly presented character home with a self contained annexe in a delightful rural village setting.

- Popular Village Location
- 3 Bedroom Farmhouse
- Delightful Garden
- Freehold
- Countryside Views
- 2 Bedroom Annexe
- Ample Off Road Parking
- Council Tax Bands: D & C

Guide Price £695,000

SITUATION

The property enjoys a peaceful location, with stunning views across open farmland in the popular village of Jacobstow with its primary school, village hall and place of worship. The hamlet of Wainhouse Corner on the A39 Atlantic Highway is approximately 1.2 miles away with its petrol filling station and post office/general store catering for day-to-day needs. The picturesque North Cornwall coastal village of Crackington is 4 miles and sits peacefully within the folds of the rugged coastline with beaches and access to the extensive South West Coast Path.

The coastal town of Bude is some 8.4 miles to the north with its sandy beaches, sea pool, canal, sports centre and testing 18-hole links golf course, supermarkets, restaurants and a range of other shopping facilities. The former market town of Launceston is 13 miles to the east and has a 24-hour supermarket and access to the A30 trunk road, which links the cathedral towns of Exeter and Truro.

DESCRIPTION

This charming 18th century farmhouse offers itself as a superb quality home. The property is of stone under a slate tiled roof with wooden windows and retains many character features such as flagstone slate flooring and exposed beams and stonework, with idyllic rural views over the adjoining countryside. The property benefits from an adjoining 2 bedroom annexe, generous gardens and ample off road parking.







MAIN HOUSE

Front door via a covered storm porch into the kitchen / dining room with flagstone flooring, base and eye level units, Belfast sink, Aga housed in the original fireplace and a door through to the stairs to the first floor. From the kitchen is a useful utility room with space and plumbing for appliances and doors to the side. The sitting room offers an impressive living space with a dual aspect and inglenook fireplace and woodburning stove, doorway through to the office with sliding doors to the garden and an adjoining shower room, this room offers a versatile space and could be used as a ground floor ensuite bedroom.

Stairs rise to the first floor landing with a vaulted ceiling and doors to three bedrooms and a family bathroom comprising a roll top bath, wash hand basin and WC. All three of the bedrooms benefit from built in storage and charming features such as exposed stone work and A-frame beams, with bedrooms 1 and 2 enjoying views across the garden and countryside beyond.

ANNEXE

Front door into the hallway with doors to the two bedrooms and bathroom. The hallway leads through to the spacious dining and living area with vaulted ceilings, a central stone fireplace with woodburning stove and French doors to the garden. The newly installed kitchen comprises a range of base units, sink, an integrated cooker and hob. The annexe is on a separate electricity meter from the main property.

OUTSIDE

The driveway offers parking for multiple vehicles, with further parking available on a gravel area in front of the cottage through gated access. The gardens are mainly laid to lawn with a patio, greenhouse and mature hedge boundaries. The annexe also benefits from its own private garden area with a patio and lawn.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove in the main house, electric heaters and wood burning stove in the annexe. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///left.secret.zinc

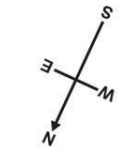




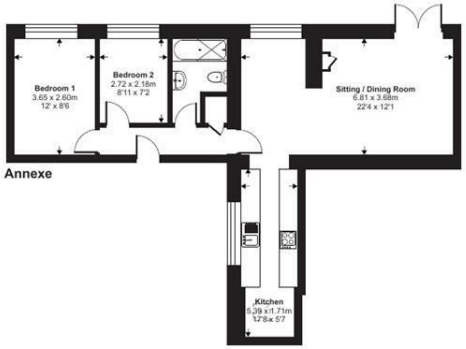


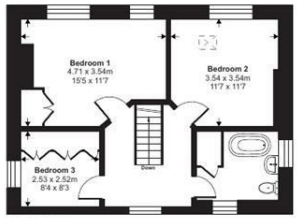
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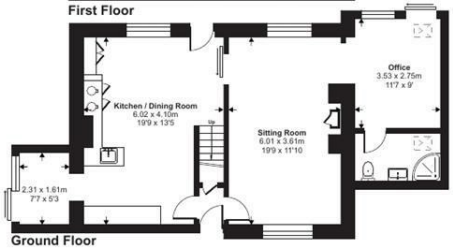




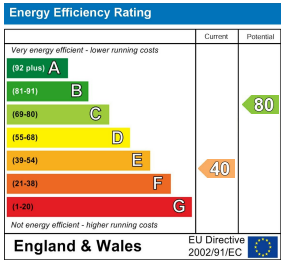
Approximate Area = 1292 sq ft / 120 sq m
Annexe = 683 sq ft / 63.4 sq m
Total = 1975 sq ft / 183.4 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1251681



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