



The Park House





# The Park House

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
- Countryside Views
- 3 Bedroom Farmhouse
- 2 Bedroom Annexe
- Delightful Garden
- Ample Off Road Parking
- Freehold
- 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 kitchen comprises a range of base units, sink, space for an electric cook and a range of appliances.

## 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





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) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>40</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

