



# Appletree House

Jacobstow, Bude, Cornwall, EX23 0BR

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# Appletree House

Jacobstow, Bude, Cornwall, EX23 0BR

£595,000 Guide Price

Immaculately presented, four-bedroom executive style home

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Stunning open-plan kitchen/living space

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Landscaped west-facing gardens with superb indoor-outdoor flow

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Double garage, ample parking and electric vehicle charging

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Benefitting from solar panels and battery storage

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Desirable village location within easy reach of coast

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EPC Rating: C

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## Description

Appletree House is an immaculately presented four-bedroom executive style home occupying a peaceful village setting within easy reach of the North Cornish coastline. Thoughtfully extended and significantly improved by the current owners, the property combines contemporary open-plan living with practical family accommodation, whilst benefitting from landscaped west-facing gardens, ample parking and a double garage.

At the heart of the home is a stunning open-plan kitchen and family room, creating a superb space for both entertaining and everyday living. The beautifully appointed kitchen is fitted with quartz work surfaces, a substantial central island and quality integrated appliances. Flowing seamlessly from the kitchen, the impressive family room enjoys bifold doors spanning the rear elevation, flooding the space with natural light and creating an exceptional connection between the house and outside space. Complementing this is a generous living room and separate dining room, both ideally suited to family life and entertaining.

To the first floor, the property offers four bedrooms together with a well-appointed family bathroom. The principal bedroom benefits from an ensuite shower room, whilst the remaining bedrooms provide well-proportioned and versatile accommodation.

Externally, the garden provides a wonderful setting to enjoy the afternoon and evening sun. Adjoining the property, the composite decking creates an ideal space for entertaining with a brick-paved driveway to the side providing parking for multiple vehicles. This leads to the double garage, fitted with an EV charging point.

Appletree House enjoys the best of village living whilst remaining conveniently positioned for access to the dramatic North Cornish coastline, nearby beaches and the thriving coastal town of Bude. A viewing comes highly recommended.

## Situation

Located within the sought-after village of Jacobstow, the property enjoys a peaceful rural setting whilst benefiting from a primary school and church within the village itself. The nearest shop and access onto the A39 are approximately 1 mile away whilst Crackington Haven lies just 3 miles distant, offering access to the dramatic North Cornish coastline and SW coast path. Widemouth Bay is approximately 5 miles further north and renowned for its excellent surfing and expansive sandy beaches.

The thriving coastal town of Bude is approximately 9 miles away and provides an extensive range of everyday amenities and leisure facilities including primary, secondary and sixth form schooling, an 18-hole golf course, indoor and outdoor swimming pools, leisure and sports complex with adjoining bowling arena, together with opportunities for surfing, horse riding, bowls, squash and tennis.

The nearby A39 provides convenient access north towards the larger towns of Bideford and Barnstaple, and south further into Cornwall. Inland, the market town of Launceston offers access onto the A30 trunk road, providing excellent links to Exeter, the M5 and beyond.

## Accommodation

### ENTRANCE HALL

A welcoming entrance hall with herringbone-style flooring, staircase rising to the first floor and doors leading to the dining room, living room and kitchen.

### KITCHEN

The stunning kitchen forms the heart of the home and is fitted with an extensive range of wall and base units complemented by quartz work surfaces and a substantial central island incorporating a breakfast bar and wine cooler. Integrated appliances include two Fisher & Paykel ovens with warming drawers, induction hob and dishwasher. Herringbone-style flooring continues throughout, with both underfloor heating and radiators. Wooden-framed double-glazed window to the front elevation.

### FAMILY ROOM

A superb extension creating a wonderful open-plan family space, with bifold doors spanning the rear elevation and three remote-controlled uPVC Velux windows above. Herringbone-style flooring and underfloor heating.

### LIVING ROOM

Continuation of the herringbone-style flooring with sliding patio doors opening onto the rear garden. An inset log burner provides an attractive focal point, with ample space for living room furniture.

### DINING ROOM

A generous reception room with parquet-style flooring and ample space for a large dining table. Wooden-framed double-glazed window to the front elevation, dado rail, and radiator.

### WC

Comprising a wall-hung WC with concealed cistern, wash hand basin with vanity unit beneath, heated towel rail and herringbone-style flooring.





## FIRST FLOOR

### LANDING

Fitted carpet, wooden-framed double-glazed window to the rear elevation and access to all principal rooms.

### BEDROOM ONE

A spacious dual-aspect double bedroom with wooden-framed double-glazed windows, loft access and a fitted carpet.

### ENSUITE

Well-appointed ensuite comprising a walk-in shower with rainfall shower head, wash hand basin, WC, heated towel rail and illuminated mirror.

### BEDROOM TWO

A spacious double bedroom with a wooden-framed double-glazed window to the rear elevation, fitted carpet and radiator.

### BEDROOM THREE

Wooden-framed double-glazed window to the front elevation, fitted carpet and radiator.

### BEDROOM FOUR

Single bedroom with wooden-framed double-glazed window to the side elevation, fitted carpet, radiator and loft access.

### FAMILY BATHROOM

Beautifully arranged and fitted with a freestanding bath, walk-in shower with tiled surround, wall-hung WC, twin wash hand basins with illuminated vanity unit, heated towel rail and slate-effect flooring.

## OUTSIDE

Externally, the landscaped west-facing garden provides a wonderful setting to enjoy the afternoon and evening sun. Adjoining the property, the composite decking creates an ideal space for entertaining.

To the side, a brick-paved driveway provides parking for multiple vehicles.

### DOUBLE GARAGE

Fitted with electric doors, EV charging point and water connection.

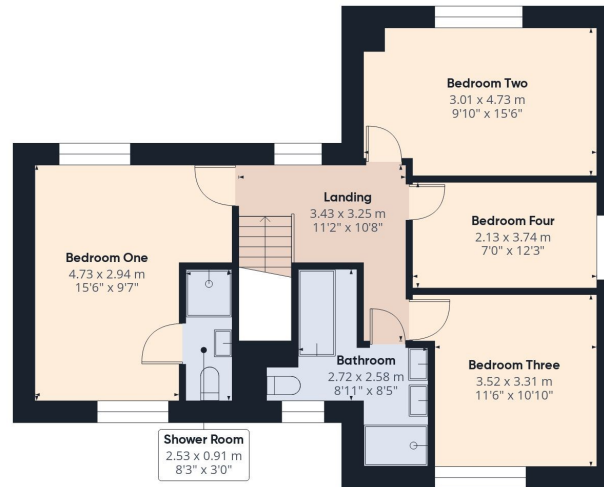


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

159.9 m<sup>2</sup>

1721 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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.

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## Services

Mains water, electricity, drainage and oil fired central heating. Solar panels with battery storage and electric underfloor heating.

⚡ EE Rating - C

£ Council Tax Band - E

/// Directions

What3Words - ///light.decking.skis

👤 Virtual Tour

Available upon request.

## Viewings strictly by appointment only

Please ring **01288 359999** 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](http://www.kivells.com).

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