





COPPERBEECH,

Jacobstow, Bude, Cornwall, EX23 0BR

Price £650,000

- Charming and generously proportioned detached family home
- Nestled in the tranquil Cornish village of Jacobstow
- Living room with wood burner, large kitchen/dining/family room, study/bedroom 5
- Four double bedrooms with ensuite to the principal, three further bath/shower rooms
- Off road parking, double garage and beautiful and tranquil landscaped gardens

Copperbeech is a charming and generously proportioned detached family home nestled in the tranquil Cornish village of Jacobstow. Just under four miles from the beach at Crackington Haven, and only a mile from a village shop. The popular coastal town of Bude lies just eight miles away with its beaches and amenities.

Thoughtfully constructed with traditional materials, Copperbeech boasts timeless appeal, featuring a combination of stone and rendered elevations beneath a classic slate roof and offering underfloor heating throughout the ground floor.

Internally the well presented accommodation offers an entrance hall, living room with wood burner, study/bedroom five, large open plan kitchen/living/dining/family room with wood burner, utility and ground floor bathroom.

On the first floor there are four double bedrooms with large balcony and ensuite the principal bedroom, further ensuite to the guest bedroom and well appointed shower room.

Outside there is off road parking, double garage and beautiful mature landscaped gardens and terrace seating area offering privacy and tranquility.





DIRECTIONS

From our office proceed south on the A39 in the direction of Camelford. Pass through the hamlets of Poundstock and Treskinnick Cross, proceed along this road whereupon approximately two miles further you will see a signpost to your left for Jacobstow. As you come into the centre of the village at Jacobstow, turn right opposite the church and the property will be located at the top of a tarmac drive on the left hand side.

ENTRANCE HALL

Entering via an opaque double glazed composite door to the entrance hall with staircase ascending to the first floor, engineered oak wood flooring with underfloor heating and telephone point. Doors serve the following rooms:-

LIVING ROOM

19' 2" x 15' 4" (5.84m x 4.67m) A bright and spacious triple aspect reception room with floor to ceiling double glazed windows to the front elevation overlooking the drive and St James Church and double glazed windows to either side. Coved ceilings, feature stone fireplace with slate hearth and wood burner, engineered oak wood flooring with underfloor heating, door to useful under stairs storage cupboard housing the underfloor heating manifolds and consumer units.

STUDY/BEDROOM FIVE

11' 4" x 11' 2" (3.45m x 3.4m) A bright and spacious multipurpose room with double glazed window to the rear elevation overlooking the landscaped gardens. Coved ceiling, underfloor heating and television point.

BATHROOM

7' 7" x 6' 6" (2.31m x 1.98m) A dual aspect ground floor bathroom with opaque double glazed windows to the front and side elevations, coved ceilings, half height wall tiling, floor tiling with underfloor heating, panel enclosed bath, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

KITCHEN DINING FAMILY ROOM

23' 0" x 19' 1" (7.01m x 5.82m) A bright and spacious triple aspect multipurpose room double glaze windows to the rear and side elevations and double glazed French doors and bifold doors to the side leading out onto the resin courtyard and landscaped gardens. Coved ceiling, inset lighting and three feature pendants over the central island, feature oak slate wall with slate hearth and wood burner and underfloor heating.

The kitchen is finished with a range of light grey wall and base units with Silstone worksurface with matching upstand, incut drainer with undermounted composite sink with mixer tap and contrasting navy central island with seating for two, inset electric induction hob with extractor canopy, integrated twin electric ovens, integrated dishwasher and space and plumbing for American style fridge freezer.

UTILITY ROOM

14' 00" x 6' 2" (4.27m x 1.88m) Opaque composite door to the side elevation, coved ceiling, fitted with a range of matching wall and base units with contrasting works surface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, underfloor heating and door to cupboard housing the pressurized hot water cylinder.

FIRST FLOOR

Inset lighting, fitted cupboard and skylight to the side elevation. Doors serve the following rooms:-

BEDROOM ONE

17' 6" x 12' 00" (5.33m x 3.66m) A bright and spacious principal double bedroom with double glazed window and door to the rear elevation overlooking the pretty established landscape gardens and leading out onto the terrace seating area. Range of built in wardrobes, television point and two radiators. Door to:-

BALCONY

21' 2" x 10' 10" (6.45m x 3.3m) Offering views and leading out to the pretty established landscaped gardens.

ENSUITE

6' 1" x 5' 10" (1.85m x 1.78m) A beautifully appointed ensuite with inset lighting, feature wood effect ceramic tiled wall, two further contrasting tiled walls, large shower with soak head shower, separate hand attachment and fixed glass screen, two drawer wall hung vanity unit with freestanding wash hand basin and mixer tap, toilet bowl with concealed cistern and wall mounted heated towel rail.

BEDROOM TWO

13' 10" x 12' 6" (4.22m x 3.81m) A bright and spacious guest double bedroom with double glazed window to the front elevation overlooking St James Church. Loft hatch access built-in double wardrobe, radiator and television point.

ENSUITE

6' 1" x 5' 10" (1.85m x 1.78m) Skylight to the side elevation, quadrant shower enclosure with mains fed shower and attractive aqua panelling, two drawer vanity unit with inset basin mixer tap push button low flush WC and wall mounted heated towel rail.

BEDROOM THREE

11' 3" x 9' 4" (3.43m x 2.84m) A bright and spacious double bedroom with double glazed window to the front elevation. Radiator.

BEDROOM FOUR

11' 3" x 9' 4" (3.43m x 2.84m) A bright and spacious double bedroom with double glazed window to the rear elevation overlooking the pretty and established landscaped gardens. Radiator.

SHOWER ROOM

7' 4" x 6' 0" (2.24m x 1.83m) A beautifully appointed shower room with inset lighting, feature wood effect ceramic tiles, two further contrasting tiled walls, large shower with soak head shower, separate hand attachment and fixed glass screen, two drawer wall hung vanity unit with freestanding wash hand basin and mixer tap, toilet bowl with concealed cistern and wall mounted heated towel rail.

DOUBLE GARAGE

21' 6" x 18' 11" (6.55m x 5.77m) Electrically operated roller door to front elevation and UPVC double glazed door to the side. Light and power connected and outside cold water tap.

OUTSIDE

To the front of the property brick and stone pillars with low wall flower bed to one side, off road parking for two/three vehicles with path leading to the front door. Side gate and resin path lead to the beautiful established and pretty landscaped gardens. There is a large stone resin courtyard seating area accessed via the kitchen/dining/family room which leads onto a composite decked seating area with hot tub with canopy. The composite decked area leads to a gravel path and an area of lawn with garden room 9'7 x 9'7 with light and power connected. Lawn path leads up to the upper garden which is laid mainly to lawn with established flower bed with a wide range of shrubs and plants.

COUNCIL TAX

Band F

SERVICES

Mains electricity, water and drainage. Air source heat pump.

TENURE

Freehold





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1979 ft²

184.1 m²

Balconies and terraces

258 ft²

24 m²

Reduced headroom

38 ft²

3.5 m²





EPC to follow

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



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