



Bond
Oxborough
Phillips
Changing Lifestyles

Land and Shed At Barrivor
Jacobstow
Bude
Cornwall
EX23 0BX

Asking Price: £175,000 Freehold



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Land and Shed At Barrivor, Jacobstow, Bude, Cornwall, EX23 0BX

Conveniently situated just over a mile from the A39, at the end of a no-through road, this attractive parcel of land extends to approximately 7.33 acres. Access is provided via twin security gates leading into a generous yard area, which includes a newly installed 60' x 40' steel-framed shed featuring an electric roller vehicle door and a separate pedestrian entrance.

Planning permission was originally granted for a building 80' x 60', offering scope for future enlargement if desired. The land itself gently slopes northwards and is enclosed by traditional Cornish hedgerows, with an additional access point halfway down the field via a five-bar gate.

Currently planted with winter barley, the land is considered suitable for a variety of uses, including equestrian pursuits. The existing shed is also thought to offer potential for future development, subject to obtaining the necessary consents.

The land occupies a rural setting amidst some of North Cornwall's most picturesque open rolling countryside. The nearby village of Jacobstow supports a Primary School and places of worship. The property lies approximately 3 miles from the North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. The nearby beauty spots of Crackington Haven, Boscastle and Tintagel are all close at hand. The self contained village of Wainhouse Corner is approximately 3 mile and offers local village amenities including garage, general store, post office and public house. The coastal town of Bude is some 8 miles distant and provides a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The cathedral city of Exeter is approximately 1 hours drive away and provides a convenient link to the M5 motorway network, airport and intercity railway links

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Agents Notes - There is winter barley crop currently planted on the ground by a neighbouring farmer. The crop is due to be harvested in July 2026. The seller has agreed to honour this. Completion of sale can take place before this date.

Wayleaves and rights of Way - We are informed by the owners that there are no public footpaths across the land.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

Services - Mains water connected, spring water also located half way down the field.

Viewings - Viewings by arrangement with the selling agent, Bond Oxborough Phillips.

What3words - contain.driveways.duties

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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