



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Inverary  
Jacobstow  
Bude  
Cornwall  
EX23 0BP

**Asking Price: £400,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



- Spacious three-bedroom (1 ensuite) detached bungalow
- Large kitchen/dining room ideal for family living
- Generous living room with access to rear garden
- Principal bedroom with en-suite shower room
- Large driveway providing parking for multiple vehicles
- Garage plus substantial detached barn/workshop
- Enclosed rear garden with countryside views
- Popular village location within easy reach of Bude and the North Cornish coast
- EPC: TBC
- Council Tax Band: D



An exciting opportunity to acquire a spacious three-bedroom (1 ensuite) detached bungalow situated within the village of Jacobstow, offering generous accommodation, extensive driveway parking, garage and the added benefit of a useful detached barn/workshop to the rear.

The property is entered via an entrance hall which leads through to a well-proportioned kitchen/dining room, fitted with a range of units and offering ample space for a dining table, creating a sociable everyday living space. The living room is a particularly generous reception room, enjoying good natural light and providing ample space for comfortable seating, with doors opening out towards the rear garden.

The bungalow offers three bedrooms in total, including a generous principal bedroom with en-suite shower room, together with two further bedrooms which could equally serve as guest accommodation, home office or hobby rooms. These are served by a family bathroom fitted with a bath, wash basin and WC.



Externally the property occupies a generous plot approx 1/5 of an acre in total with a large driveway providing extensive off-road parking and access to the garage. The rear garden is mainly laid to lawn and enjoys a pleasant open outlook across neighbouring countryside, creating a peaceful outdoor setting.

A particularly useful feature of the property is the detached barn/workshop positioned to the rear, offering excellent additional storage, workshop space or potential for a variety of uses subject to any necessary consents.

The property is well presented throughout while also offering scope for buyers to update or personalise to their own taste over time, making it an appealing opportunity for families, downsizers or those seeking a village home within easy reach of the North Cornish coast.



Inverary occupies a most pleasant location on the edge of this desirable North Cornish village supporting a Primary School and places of worship. The property lies approximately 2½ 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 ½ mile and supports 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.



# Property Description

**Entrance Hall** - 10'9" x 3'6" (3.28m x 1.07m)

**Kitchen/Dining Room** - 17'9" x 11'7" (5.4m x 3.53m)

**Living Room** - 20' x 11'7" (6.1m x 3.53m)

**Bedroom 1** - 11'7" x 11'6" (3.53m x 3.5m)

**Ensuite** - 8'2" x 3'3" (2.5m x 1m)

**Bedroom 2** - 13'5" x 9'8" (4.1m x 2.95m)

**Bedroom 3** - 13'3" x 5'8" (4.04m x 1.73m)

**Bathroom** - 11'4" x 5'6" (3.45m x 1.68m)

**Sun Room** - 13'10" x 9'11" (4.22m x 3.02m)

**Garage** - 19'6" x 11'9" (5.94m x 3.58m)

**Outside** - The property is approached via a large driveway providing extensive off-road parking for multiple vehicles and access to the attached garage. The generous plot continues to the rear where the gardens are predominantly laid to lawn with a patio area adjoining the property, ideal for outdoor seating and entertaining.

From the rear garden there are pleasant views across neighbouring countryside, creating a peaceful rural outlook. Positioned beyond the garden is a substantial detached barn/workshop which offers excellent additional storage space and potential for a variety of uses including hobbies, workshop space or further storage, subject to any necessary consents.

**Barn Store 1** - 19'2" x 18'2" (5.84m x 5.54m)

**Barn Store 2** - 18'1" x 9'3" (5.5m x 2.82m)

**Services** - Mains electric, water and drainage. Oil fired central heating.

**EPC** - Rating TBC

**Council Tax** - Band D

**Anti Money Laundering** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

#### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

#### Broadband

Basic	2 Mbps
Superfast	73 Mbps

#### Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



# Floorplan



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EPC TBC

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.

## Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill, opposite Bude Service Station. Upon reaching the A39 turn right sign posted Wadebridge and proceed for approximately 5 miles. Take the left hand turning signposted Jacobstow and proceed into the village passing the church on the left hand side. Proceed up the hill heading out of the village whereupon Inverary will be found on your left hand side.

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Changing Lifestyles

We are here to help you find  
and buy your new home...

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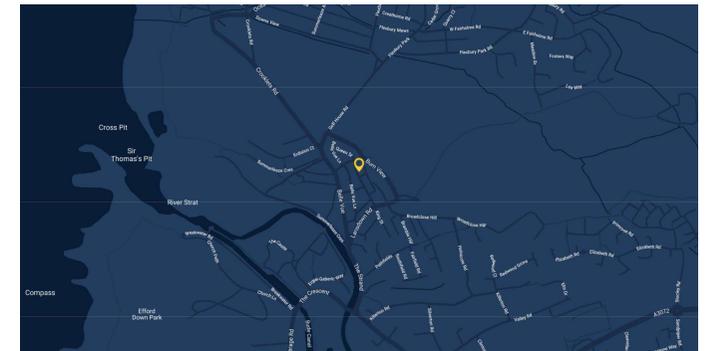
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If you are considering selling or letting your home,  
please contact us today on 01288 355 066 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and  
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