



Bond
Oxborough
Phillips

Changing Lifestyles

Chynoweth
Jacobstow
Cornwall
EX23 0BP

Asking Price: £550,000 Freehold



Changing Lifestyles

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- Impressive five-bedroom (1 ensuite) detached family home
- Spacious kitchen/breakfast room with central island
- Living room with French doors opening onto the garden
- Separate dining room overlooking the garden
- Useful utility room, boot room and pantry
- Ground floor bedroom or potential home office
- Principal bedroom with en-suite shower room
- Family bathroom serving remaining bedrooms
- Detached double garage
- Gated driveway providing extensive parking
- Attractive gardens with countryside views
- Popular village location within easy reach of Bude and the North Cornish coast



An exciting opportunity to acquire a beautifully presented five-bedroom (1 ensuite) detached family home offering spacious and versatile accommodation arranged over two floors, together with generous driveway parking, a detached double garage and attractive gardens enjoying views across the surrounding countryside.

The property is approached via an entrance porch which leads through to a welcoming entrance hall with staircase rising to the first floor and access to the principal ground floor accommodation. The heart of the home is the impressive kitchen/breakfast room which is superbly arranged with a range of fitted units and a central island providing additional preparation and seating space. This sociable room is ideal for modern family living and flows naturally through to the adjoining dining room which enjoys a bright outlook over the garden. The living room provides a comfortable and inviting reception space, enjoying excellent natural light with French doors opening onto the garden terrace, creating a seamless connection between indoor and outdoor living.



The ground floor further benefits from a useful utility room, boot room, pantry and cloakroom facilities, providing practical everyday functionality. In addition, there is a versatile fifth bedroom or reception room on the ground floor which could equally serve as a home office, playroom or guest bedroom depending on requirements. On the first floor the property offers four well-proportioned bedrooms. The principal bedroom is a particularly generous room benefiting from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

The property is beautifully presented throughout and offers a superb balance of family living space combined with practical accommodation ideally suited to modern lifestyles.

A brief summary of the outside space includes a gated driveway providing off-road parking together with access to the detached double garage. The gardens wrap around the property and are predominantly laid to lawn with paved seating areas, creating an ideal setting for outdoor dining and enjoying the surrounding countryside outlook.



Chynoweth 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 Porch - 4'5" x 3'7" (1.35m x 1.1m)

Entrance Hall - 14'8" x 9'4" (4.47m x 2.84m)

WC - 4'10" x 4'5" (1.47m x 1.35m)

Living Room - 14'3" x 14'2" (4.34m x 4.32m)

Kitchen/Breakfast Room - 19'4" x 14'2" (5.9m x 4.32m)

Built in Pantry.

Dining Room - 15'11" x 9' (4.85m x 2.74m)

Utility Room - 9'8" x 9'4" (2.95m x 2.84m)

Boot Room - 5'1" x 4' (1.55m x 1.22m)

Shower Room - 8'2" x 4'2" (2.5m x 1.27m)

Bedroom 5 - 14'9" x 9'10" (4.5m x 3m)

First Floor Landing

Bedroom 1 - 14'5" x 13'9" (4.4m x 4.2m)

Ensuite - 10' x 6'11" (3.05m x 2.1m)

Bedroom 2 - 14'4" x 12'6" (4.37m x 3.8m)

Bedroom 3 - 11'11" x 11'6" (3.63m x 3.5m)

Bedroom 4 - 14'3" x 10' (4.34m x 3.05m)

Bathroom - 7'11" x 7'9" (2.41m x 2.36m)

Outside - The property is approached via timber gates which open onto a generous gravel driveway providing ample off-road parking for multiple vehicles and access to the detached double garage.

The gardens extend around the property and are mainly laid to lawn with established planting and attractive seating areas positioned to take advantage of the surrounding countryside views. A paved terrace adjoins the rear of the property and provides an ideal space for outdoor dining and entertaining. The outside space offers a pleasant balance of usable garden areas together with a peaceful rural outlook, creating a superb setting for family living or entertaining guests.

Double Garage - 22'11" x 16'6" (6.99m x 5.03m)

Double up and over vehicle entrance doors. Useful mezzanine storage area.

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

Council Tax - Band E

EPC - Rating TBC

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
Superfast 2 Mbps
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.

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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 Chynoweth will be found on your left hand side.

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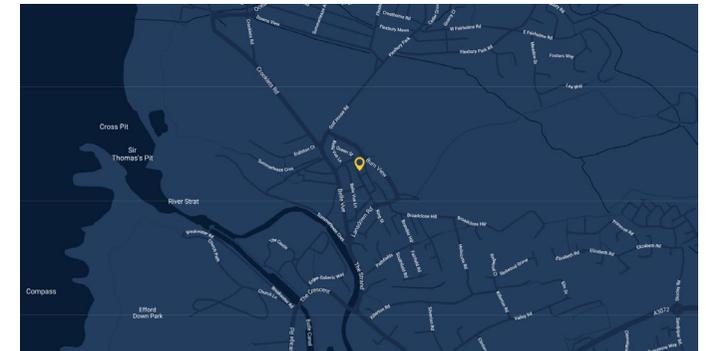
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