



Bond
Oxborough
Phillips

Changing Lifestyles

Jeannsmeadow
Launcells
Bude
Cornwall
EX23 9NN

Asking Price: £325,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Jeannsmeadow, Launcells, Bude, Cornwall, EX23 9NN



- Detached residence in rural Launcells parish
- 4 Double Bedrooms
- 3 Reception Rooms
- Generous and flexible accommodation throughout
- Ample off-road parking
- Detached Double Garage
- Short drive to Bude and the North Cornish coastline
- EPC Rating - E
- Council Tax Band - C



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An exciting opportunity to acquire a well-proportioned and versatile former Wesleyan Chapel set within this generous plot in the parish of Launcells. The property offers fantastic scope for improvement and further development — ideal for buyers seeking a project, benefitting from being conveniently close to the coastal town of Bude and its renowned beaches.

Jeannsmeadow offers spacious and flexible accommodation throughout, well suited to a range of buyers including those seeking a family home or smallholding opportunity approaching 1.5 acres of grounds and gardens. The detached property comprises of entrance porch, kitchen, 3 reception rooms and utility on the ground floor. The first floor offers 4 double bedrooms and family bathroom.

The property is approached via a private entrance leading to a driveway providing ample off-road parking for multiple vehicles and access to the detached double garage.

The grounds are a particular feature of Jeannsmeadow, offering a combination of garden and woodland which surround the property and enjoy a pleasant rural outlook.

Viewings highly recommended to appreciate the size of the property and plot!

Entrance Porch - 4'7" x 11'10" (1.4m x 3.6m)

Living Room - 17'2" x 11'6" (5.23m x 3.5m)

Kitchen - 9'8" x 15'1" (2.95m x 4.6m)

Dining Room - 12'1" x 11'8" (3.68m x 3.56m)

Utility Area - 9'8" x 6'1" (2.95m x 1.85m)

Reception 2/Office - 10'8" x 11'5" (3.25m x 3.48m)

First Floor

Bedroom 1 - 13'4" x 11'5" (4.06m x 3.48m)

Bedroom 2 - 11'4" x 11'6" (3.45m x 3.5m)

Bedroom 3 - 11'4" x 11'7" (3.45m x 3.53m)

Bedroom 4 - 11'4" x 8'7" (3.45m x 2.62m)

Family Bathroom - 5' x 11'8" (1.52m x 3.56m)

Garage - 18'9" x 19'7" (5.72m x 5.97m)

Services - Mains water and electric. Electric heating and private drainage by means of septic tank.

Outside - The property is approached via a private driveway providing ample off-road parking and access to a detached double garage with twin up-and-over doors.

Set within generous, mature grounds, the gardens offer a high degree of privacy with a mix of lawn, established planting and natural woodland, benefiting from a greenhouse along with various areas ideal for gardening or further landscaping.

A paved patio adjoins the property, providing an ideal space for outdoor dining.

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.





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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.

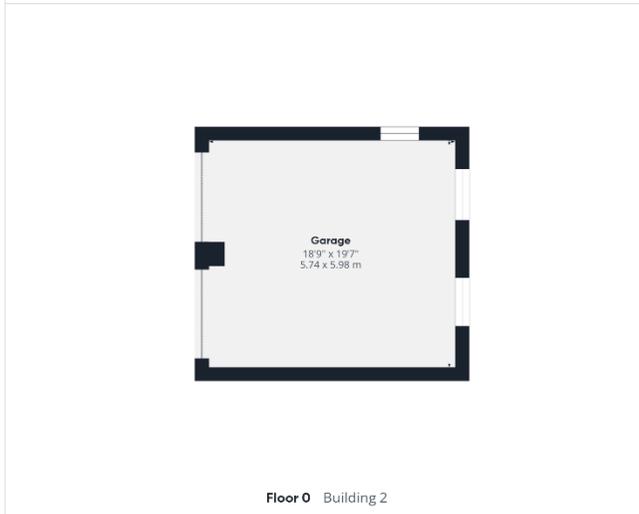
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1833 ft²
 170.2 m²

Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. After approximately ¼ mile take the right hand turn onto the A307 towards Holsworthy, continue for approximately 3 miles and upon reaching Red Post turn left signposted Kilkhampton. Continue for approximately 1.5 miles, where the property will be located on the left hand side before the Methodist Chapel and before entering Grimscott.