

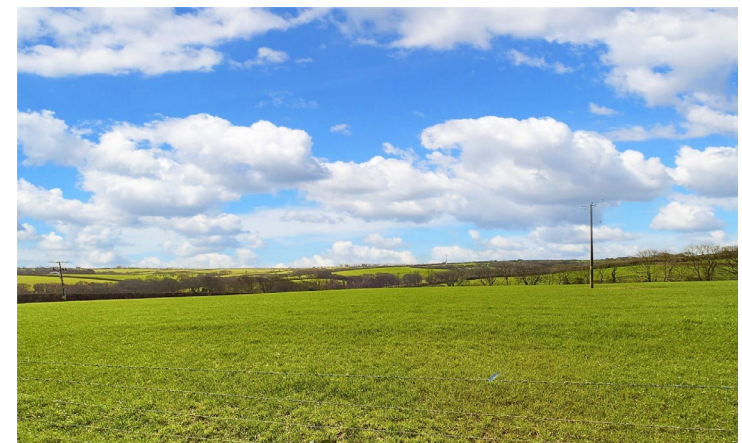


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Owl House &  
Pinestone Cottage  
Jacobstow  
Bude  
Cornwall  
EX23 0BP

**Asking Price: £650,000 Freehold**



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# The Owl House & Pinestone Cottage, Jacobstow, Bude, Cornwall, EX23 0BP



- A 2 BEDROOM STONE BUILT CHARACTER COTTAGE
- FURTHER DETACHED 2 BEDROOM HOLIDAY COTTAGE
- GENEROUS PLOT OF APPROX 1/2 AN ACRE
- MATURE GARDENS AND GROUNDS
- DETACHED GARAGE, WORKSHOP, USEFUL GARDEN SHEDS AND GREENHOUSE
- SUPERB VIEWS OVER THE SURROUNDING COUNTRYSIDE
- EPC: TBC
- COUNCIL TAX BAND: E



The Owl House Kitchen

An exciting opportunity to acquire a 2 bedroom detached character cottage with a detached 2 bedroom holiday cottage standing in mature grounds and gardens measuring approximately half an acre in this sought after North Cornish Village enjoying superb countryside views. Entrance driveway providing access to detached garage and extensive off road parking. An early appointment comes highly recommended to appreciate the size and scope of the residence.



The Owl House Living Room



The Owl House Dining Room



The Owl House Bedroom 1

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The Owl House & Pinestone Cottage enjoys a most pleasant location within the tranquil North Cornish village of Jacobstow supporting a Primary School and place of worship. The self-contained village of Wainhouse Corner is approximately ½ mile away and offers further village amenities including Garage, General Store, Post Office and Public House etc. The rugged North Cornish coastline lies approximately 2½ miles away and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches, providing a whole host of watersports and leisure activities together with many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 8 miles distant supporting a comprehensive range of shopping, schooling and recreational facilities.



Pinestone Cottage Kitchen Area



Pinestone Cottage Lounge Area



Pinestone Cottage Bedroom 1

# Property Description

## The Owl House

### **Entrance Porch**

**WC** - 3'6" x 3'5" (1.07m x 1.04m)

Close coupled WC, wash hand basin.

**Kitchen** - 12'10" x 12'5" (3.9m x 3.78m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit, recess for oven, space and plumbing for washing machine and tumble dryer. Breakfast bar and space for tall fridge freezer. Dual aspect windows to rear and side elevations.

**Living Room** - Feature stone fireplace housing open fire. Staircase leading to first floor. Built in under stair cupboard. Window to front elevation. Double doors to Sun Room and doors to:

**Dining Room** - 13'8" x 10'10" (4.17m x 3.3m)

A dual aspect reception room with ample space for dining table and chairs.

**Sun Room** - 18'6" x 6'3" (5.64m x 1.9m)

Windows overlooking the rear gardens and surrounding countryside with door to outside.

**First Floor Landing** - Useful built in cupboards.

**Bedroom 1** - 13'4" x 12'7" (4.06m x 3.84m)

Double bedroom with dual aspect windows. Countryside views to rear elevation.

**Bedroom 2** - 12'6" x 6'11" (3.8m x 2.1m)

Window to rear elevation.

**Bathroom** - 7'10" x 5'7" (2.4m x 1.7m)

Low flush WC, pedestal wash hand basin, heated towel rail, Panel bath with mixer taps and shower attachment over. Window to side elevation.

**Pinestone Cottage** - A well presented holiday restricted barn conversion.

### **Entrance Porch**

**Lounge/Dining/Kitchen** - 18'10" x 17'5" (5.74m x 5.3m)

A triple aspect 'L' shaped reception room with fitted log burner. Kitchen offers a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, recess for oven, space and plumbing for slim line dishwasher, washing machine, under counter fridge.

**Bedroom 1** - 10'11" x 10'8" (3.33m x 3.25m)

Double bedroom with dual aspect windows.

**Bedroom 2** - 10'9" x 7'9" (3.28m x 2.36m)

Dual aspect double bedroom.

**Bathroom** - 5'5" x 5'2" (1.65m x 1.57m)

Panel bath with electric shower over, low flush WC, pedestal wash hand basin. Built in airing cupboard housing hot water cylinder with window to rear elevation.

**Outside** - Approached via an entrance driveway providing access to a detached garage. A 5 bar gate leads to an ample parking area for Owl House with the driveway sweeping round the property and through the grounds leading to a parking space for Pinestone Cottage. The generous mature grounds measuring approx 1/2 an acre bordered by a Cornish bank backing onto the surrounding countryside. Ample space for sheds/workshop and greenhouse.

**Detached Garage** - 18'2" x 10'8" (5.54m x 3.25m)

Up and over vehicle entrance door. Power and light connected.

**Services** - Owl House - Mains electric, water, drainage.

Pinestone Cottage - Mains electric and mains water. Private drainage.

**EPC** - The Owl House - Rating TBC

Pinestone Cottage - Rating TBC

**Council Tax** - The Owl House - Band E

Pinestone Cottage - Band TBA



The Owl House & Pinestone Cottage, Jacobstow, Bude, Cornwall, EX23 0BP



The Owl House Bedroom 2



The Owl House Bathroom



Pinestone Cottage Bedroom 2

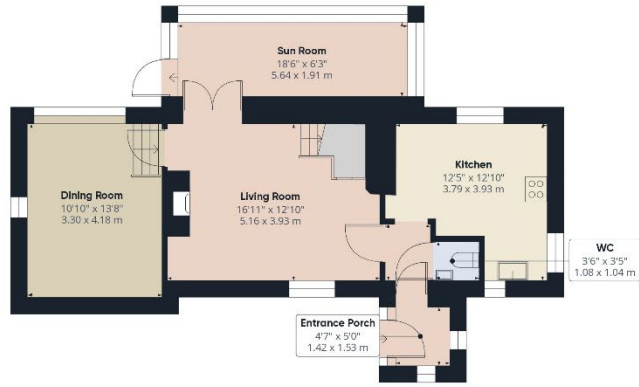


Pinestone Cottage Bathroom

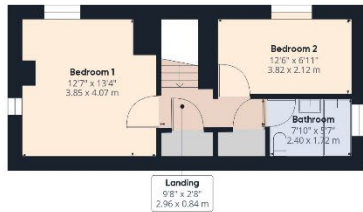
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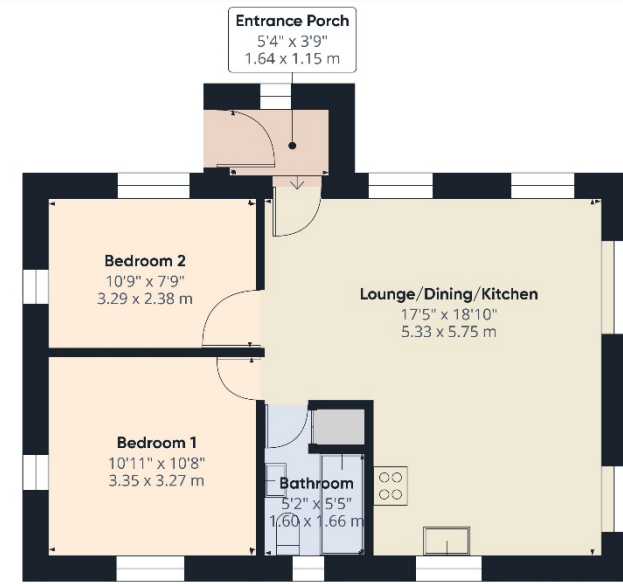
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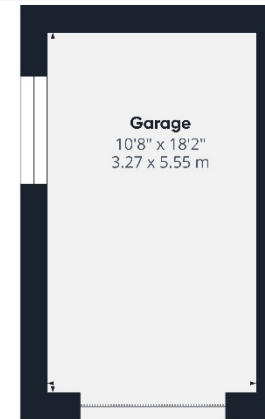
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1032.29 ft<sup>2</sup>  
95.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Approximate total area<sup>(1)</sup>  
555.84 ft<sup>2</sup>  
51.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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 take the right hand turning signposted Camelford and continue for approximately 5 or 6 miles passing through Poundstock and Treskinnick Cross. Just after passing a set S-bends take the left hand turning signposted Jacobstow. Continue into the village passing the church on the left and proceed to the top of the hill whereupon the entrance lane leading to The Owl House and Pinestone Cottage will be found straight ahead of you.

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

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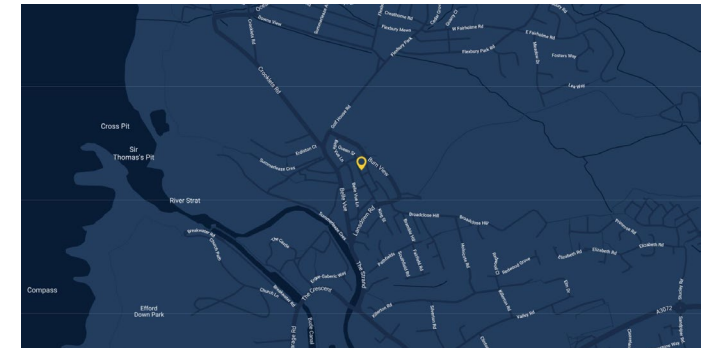
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