



Higher Southcott
Farm

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Jacobstow, Bude, EX23 OBP

A39 1 Mile Bude 8 miles Launceston 14 miles

- 4 Bedrooms (Master En-Suite)
- Stunning Kitchen/Dining Room
- 2 Reception Rooms
- 2 Family Bathrooms
- Detached Studio
- Garage/Workshop
- Gardens
- 1.79 Acres in All

Guide price £695,000

SITUATION

The property enjoys a tucked away position in the heart of the popular village of Jacobstow with its primary school and places of worship. The hamlet of Wainhouse Corner on the A39 Atlantic Highway is 1 mile with its post office/general store, public house and filling station. The picturesque North Cornwall coastal village of Crackington is 4 miles and sits peacefully within the folds of the rugged coastline with its beaches and extensive cliff walks. The popular North Cornish coastal resort of Bude is 8 miles to the north and here one can sample a wide variety of shops, doctors and veterinary surgeries together with a thriving light industrial estate, scholastic facilities up to A-level standard and many leisure activities including an 18-hole golf course and extensive sandy beaches noted for their surfing. Other clubs include rugby, cricket, bowls, tennis, squash and football together with an indoor heated leisure pool and renowned coarse fishing along the ancient Bude Canal together with beach and sea fishing. The former market town of Launceston is approximately 14 miles to the southeast and here one can gain access to the A30 dual carriageway which links the Cathedral Cities of Truro to the west and Exeter and the M5 motorway to the east.

FEATURES OF THE PROPERTY

This beautifully presented period residence is constructed of stone with later additions of timber frame. The attractive elevations are part exposed stone and part colour wash render, beneath a tiled roof. The property offers a wealth of character features to include exposed A-frames and stone fireplace, with the benefit of modern conveniences such as a contemporary fitted kitchen and gas central heating.

The deceptively spacious, comfortable accommodation is clearly illustrated



Stunning architecturally designed residence with detached studio in popular yet peaceful village location





on the floorplan overleaf and briefly comprises an entrance hallway, cloakroom and cinema room/second reception room. The living room offers a feature stone fireplace housing woodburning stove with timber lintel over, exposed beams and patio doors to the garden. The kitchen/dining room extension is a most impressive space comprising a range of base and eye level units, central island incorporating breakfast bar, space for cooker with extractor hood over, inset sink with mixer taps, space for American style fridge/freezer and integrated dishwasher. The dining room has tri-folding doors opening to an area of raised decking with views over the garden. There is a separate utility room with a range of base level units, sink and drainer unit, space for washing machine and tumble dryer and access to the rear garden. The first floor offers a master bedroom with exposed A-frames, double doors opening to a Juliet balcony and en-suite shower room. There are three further double bedrooms and two family bathrooms.

OUTSIDE

The property is approached via the parish road, to a gravel driveway providing off-road parking for 6 vehicles. There is access to the DETACHED STUDIO and GARAGE/WORKSHOP 5.61m x 5.05m (18'5 x 16'7) with light and power connected. The gardens are an undoubted feature of the property, laid mainly to lawn, offering numerous well stocked beds and specimen trees providing an abundance of colour throughout the year with well defined hedge boundaries. There is an area of raised decking, ideal for al fresco dining, a patio terrace and an enclosed orchard. The driveway continues along the rear boundary providing access to the PADDOCK, extending to 1.118 acres.

THE STUDIO

The detached studio is constructed of stone with timber cladding beneath a tiled roof. The studio offers an open plan space with exposed A-frames, fitted with a range of base level units and 1½ bowl sink with mixer taps. There is a separate wet room style shower room with low level WC, wash hand basin and shower.

THE LAND EXTENDS IN ALL TO

1.79 Acres or thereabouts.

SERVICES

Mains water and electricity. Private drainage. Bulk gas fired central heating. Please note the agents have not inspected or tested these services.

VIEWING

Strictly by prior appointment with the vendors appointed agents, Stags.

DIRECTIONS

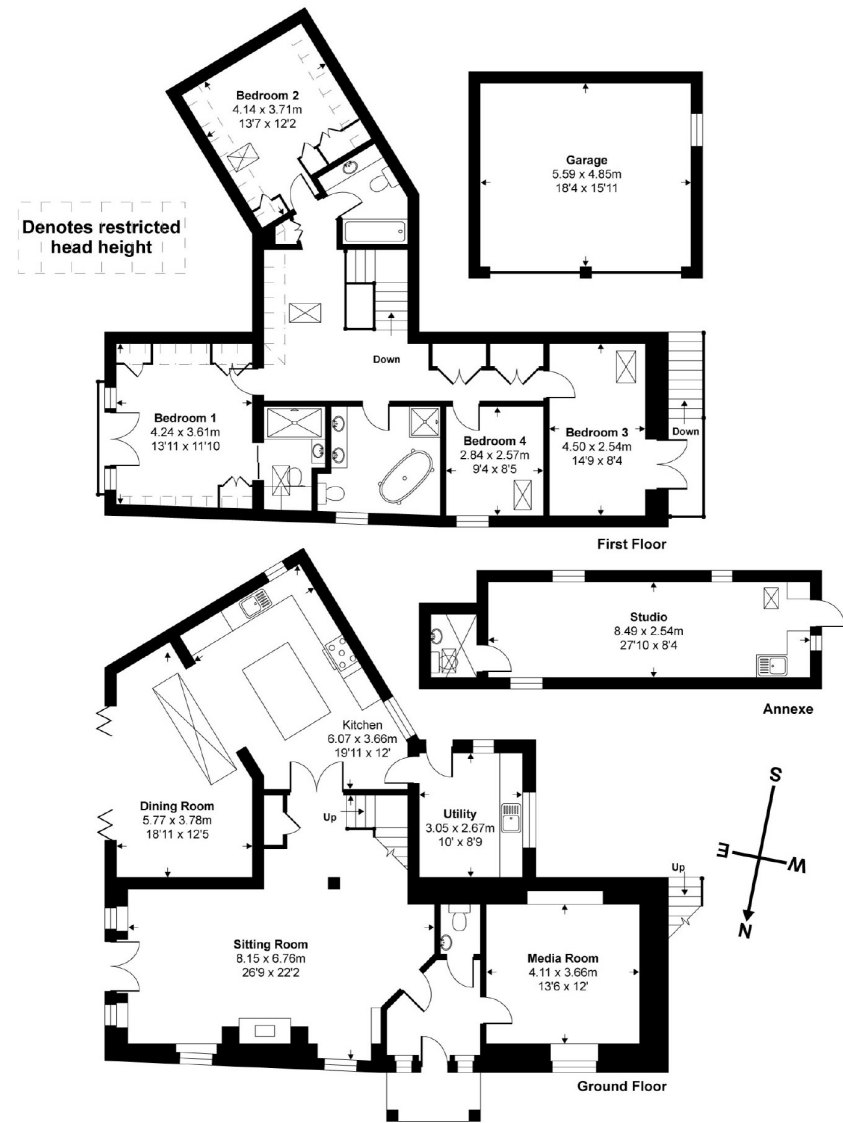
From Launceston take the A30 dual carriageway west towards Bodmin and within 3 miles leave the dual carriageway at Kennards House junction joining the A395 road to Camelford and the North Cornish coast. Pass through the village of Pipers Pool and onto the small market hamlet of Hallworthy. Here take the B3262 road on the right hand side signposted Otterham Station and in a further 2 miles at the T-junction with the A39 Atlantic Highway turn right and proceed in a northerly direction towards Bude. In the village of Wainhouse Corner turn right signposted Jacobstow and proceed for 1 mile. On reaching the T-junction, turn left and proceed into the village. The property will be found on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.

Approx. Cross Internal Floor Area
257 Sq Metres 2767 Sq Ft (Includes Garage & Annexe & Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-40%	A		
15-20%	B		
10-15%	C		
5-10%	D		
0-5%	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Stags
Kensy House, 18 Western Road,
Launceston, Cornwall, PL15 7AS
Tel: 01566 774999
launceston@stags.co.uk