



Bond
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Changing Lifestyles

Oakwood
Sutcombe
Holsworthy
Devon
EX22 7PW

Asking Price: £400,000 Freehold



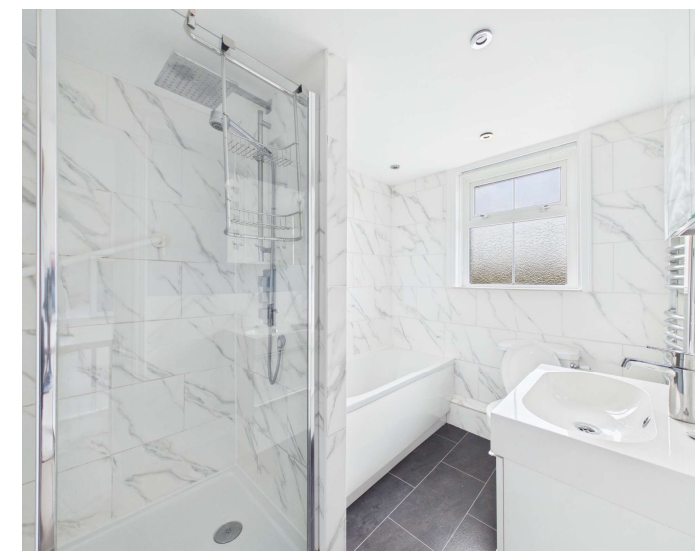
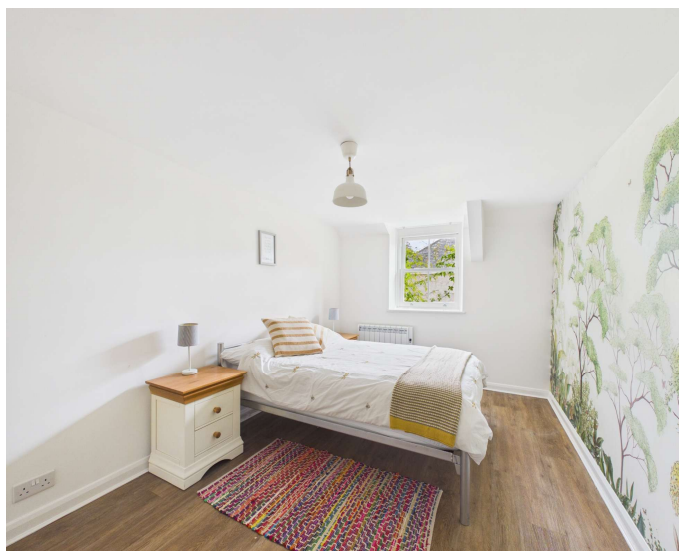
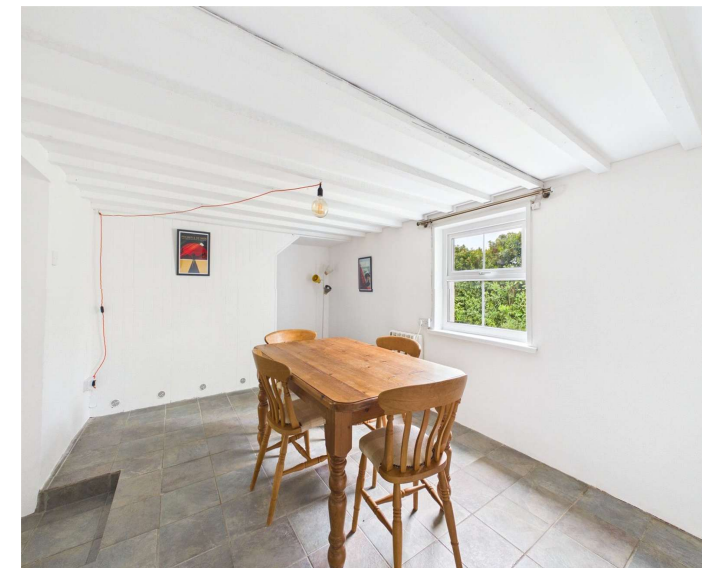
Changing Lifestyles

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holsworthy@bopproperty.com

Oakwood, Sutcombe, Holsworthy, Devon, EX22 7PW



- 3/4 BEDROOMS
- DETACHED PERIOD PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- COTTAGE GARDENS
- OFF ROAD PARKING
- SUPERBLY PRESENTED THROUGHOUT
- SOLAR PANELS & BATTERY STORAGE
- ELECTRIC HEATERS
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: D



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Overview

Situated within a picturesque Devon village, Oakwood enjoys an enviable position within easy reach of the popular market town of Holsworthy and the sought-after coastal resort of Bude on the North Cornish coastline. Both locations offer an excellent range of everyday amenities, independent shops, cafés, restaurants and leisure facilities. This charming period family home provides exceptionally well-presented and versatile accommodation, combining character features with stylish modern enhancements and offering considerably more space than its attractive cottage exterior might initially suggest.

The property benefits from a substantial two-storey extension, added some years ago, which creates a wonderfully deceptive sense of scale. Internal viewing is therefore highly recommended to fully appreciate the generous proportions, thoughtful layout and excellent condition throughout.

The welcoming accommodation is approached via a useful utility area, with a separate cloakroom, before leading through to the impressive kitchen/dining room. The dining area features a vaulted ceiling and skylight windows, creating a bright and sociable space with an abundance of natural light. The modern kitchen is fitted with a comprehensive range of matching wall and base units, complemented by integrated Hotpoint appliances including an oven, hob, extractor and dishwasher. A practical tiled floor completes the space.

The principal reception room is undoubtedly the heart of the home, offering a generous and characterful sitting room centred around an attractive stone fireplace housing a wood-burning stove, with a substantial timber mantel

above. Exposed painted ceiling beams, quality flooring and two recently installed UPVC sash windows overlooking the pretty front garden further enhance the room's charm and warmth. From here, a door leads into a versatile second reception room, currently utilised as a dining room, which could equally lend itself to use as a home office, a playroom, snug or additional sitting room depending upon individual requirements.

The utility room provides additional storage and workspace, with plumbing for a washing machine, while a separate WC adds further convenience. Two useful integral storage rooms, both benefiting from power, are accessed from the dining room and provide excellent additional storage.

To the first floor are three well-proportioned bedrooms. The principal bedroom is particularly appealing, enjoying a double-aspect outlook and attractive views across the surrounding fields and farmland. Two further double bedrooms are positioned to the front of the property, with one incorporating the airing cupboard. The family bathroom has been stylishly modernised and features a contemporary three-piece white suite, quality tiling and a generous double shower enclosure.

The property is fitted with UPVC double glazing throughout, with sash windows to the front elevation complementing the period character of the house. Heating and warmth are provided by the wood-burning stove together with Rointe electric heaters.

Externally, Oakwood enjoys delightful cottage-style gardens extending to the front, side and rear. The front garden is enclosed by a traditional stone wall and features a beautifully planted selection of mature flowers and shrubs,

interspersed with attractive cobbled pathways. To the side is a well-enclosed lawn bordered by flowering shrubs and perennial planting, leading to a paved patio area which provides an ideal spot for outdoor dining, entertaining or simply enjoying the sunshine.

The rear garden continues the versatility of the outside space and includes a greenhouse and recycling store, together with a further lawn area. The garden enjoys an open outlook over adjoining farmland, while its westerly aspect provides a wonderful vantage point from which to enjoy some spectacular sunsets.

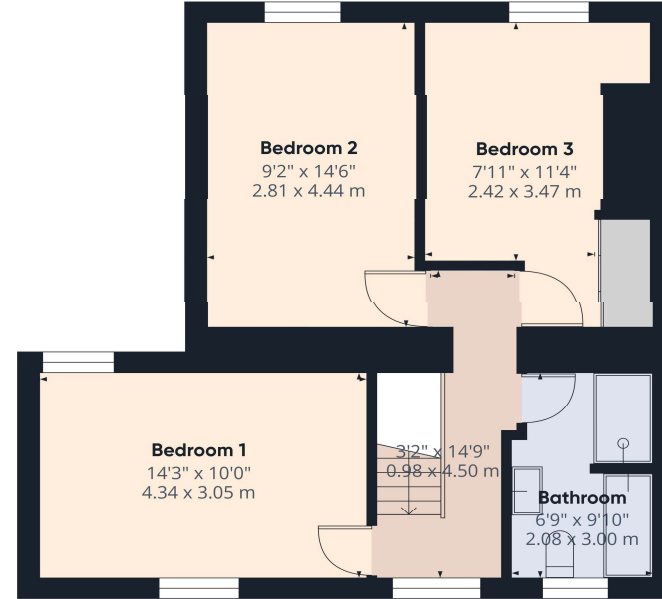
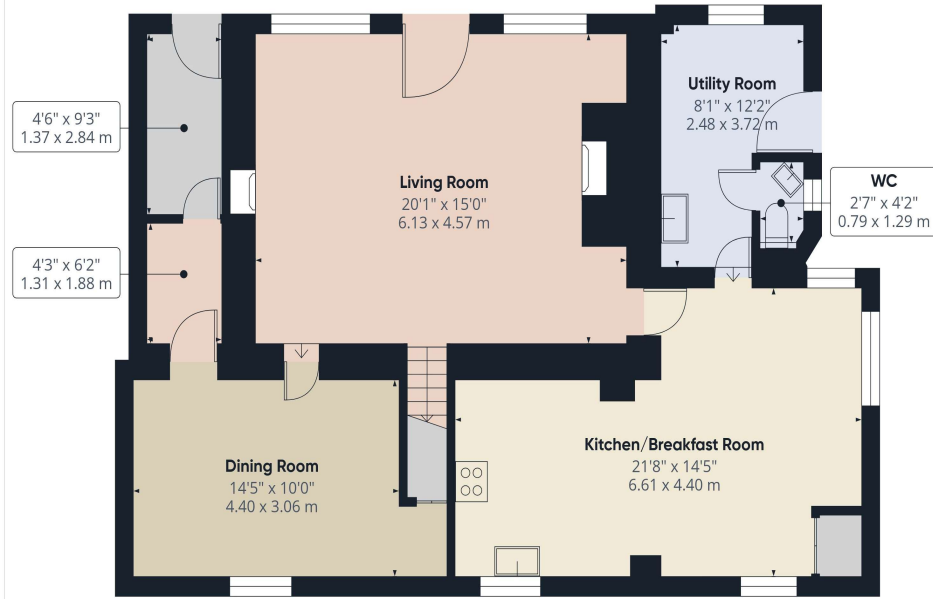
A driveway to the front of the property provides valuable off-road parking, completing what is an exceptionally appealing period home offering a rare combination of character, space, versatility and attractive rural surroundings.

Location

The residence is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of shops including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles

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Floorplan



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 Holsworthy proceed on the A388 Bideford road until reaching Holsworthy Beacon and here turn left towards Sutcombe. Follow this road into the village, passing the Village Hall and Church on the right hand side, continue on and the property will be found a short way along the left hand side with the name plaque 'Oakwood' clearly displayed.

Services - Mains electricity, water and drainage.

Agents Notes - 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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