

Church Barn
Sutcombe
Holsworthy
Devon
EX22 7PR

Asking Price: £145,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Church Barn, Sutcombe, Holsworthy, Devon, EX22 7PR



- BEAUTIFULLY CONVERTED BARN
- HOLIDAY LET WITH 12 MONTH HOLIDAY USAGE
- 2 BEDROOMS
- LIGHT AND AIRY OPEN PLAN LIVING/DINING ROOM
- SEPARATE KITCHEN WITH APPLIANCES
- QUIET VILLAGE LOCATION
- OFF ROAD PARKING FOR 2 VEHICLES
- SMALL GARDEN AREA
- PERFECT HOLIDAY HOME OR INVESTMENT OPPORTUNITY



Situated in the heart of the sought after village of Sutcombe, this stunning detached barn has been sympathetically converted into a charming 2-bedroom holiday let, with a 12 month usage. Church Barn offers well-presented accommodation throughout and benefits from a low maintenance garden and large driveway. This property would be ideal for those looking for a personal holiday home or equally appealing as an investment opportunity.



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Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill into the village, by the memorial, take the right hand turn, follow this road for a short distance and the entrance

Situation

The residence is situated within the heart 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.

Entrance Hall - 5'11" x 5'1" (1.8m x 1.55m)

Internal doors leading to the Kitchen, Living/Dining Room and Shower Room.

Kitchen - 8'5" x 6'3" (2.57m x 1.9m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap, 4 ring electric hob and cooker. Space for under counter fridge/freezer and plumbing for washing machine. Window to side elevation with views of greenland beyond.

Dining/Living Room - 14'4" x 11'9" (4.37m x 3.58m)

Light and airy reception room with floor to ceiling wooden windows. Ample room for dining table and chairs and sitting room suite. Stairs leading to first floor landing, with useful storage cupboard below. External door leading to parking and garden area.

Shower Room - 5'6" x 5'5" (1.68m x 1.65m)

A fitted suite comprising shower cubicle with "Mira Sport" electric shower over, low flush WC and pedestal wash hand basin. Frosted window to rear elevation.

First Floor Landing - 4'1" x 2'6" (1.24m x 0.76m)

Access to useful storage cupboard.

Bedroom 1 - 12'4" x 11'6" (3.76m x 3.5m)

Double bedroom with 2 Velux windows to front elevation.

Bedroom 2 - 12'2" x 10'7" (3.7m x 3.23m)

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Window to side elevation, with views of the surrounding greenland.

Outside - The property is approached via its own gravelled drive providing off road parking for 2 vehicles, steps lead to a small area behind the property providing an ideal storage space. The rest of the garden is laid to lawn and planted with a couple of mature trees.

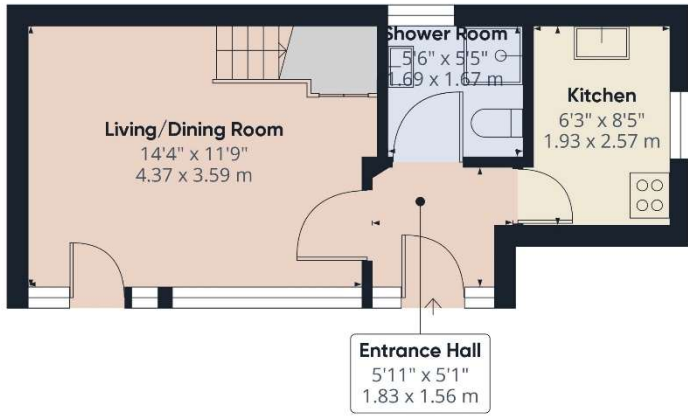
Services - Mains water, electric and drainage.

EPC Rating - EPC rating TBC.

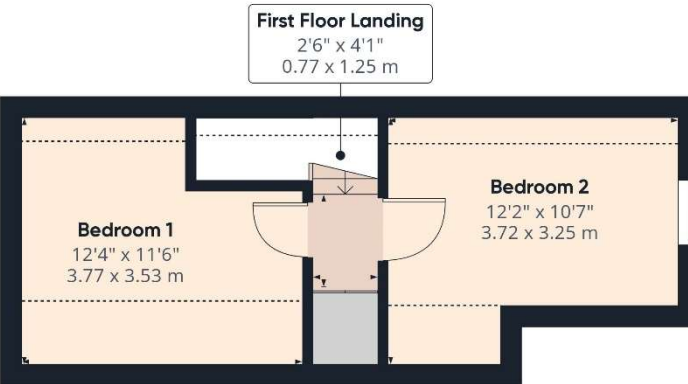
Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).

Agents Note - Church Barn has 12 month holiday usage, the current owner uses the property personally but has also run the barn as a business over the last 14 years.

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Floor 0



Floor 1



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