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Changing Lifestyles

East Sessacott Farm
Sessacott
Putford
Holsworthy
Devon
EX22 7XG

Asking Price: £995,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

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- STUNNING DEVON LONGHOUSE
- 3 BEDROOMS & 2 RECEPTION ROOMS
- DETACHED 2 BEDROOM ACCOMMODATION WITH PLANNING AS ANNEXE/ HOLIDAY LET
- 4.13 ACRES
- FORMAL GARDENS
- PADDOCKS
- COLLECTION OF LARGE OUTBUILDINGS WITH RETAIL AND LIGHT INDUSTRIAL PLANNING PERMISSION
- SUITABLE AS SMALLHOLDING/ EQUESTRIAN USE
- SUPERBLY PRESENTED THROUGHOUT
- SOLAR PV PANELS
- EPC: TBC
- Council Tax Band:



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Location

The area of West Putford is convenient for a range of local amenities and leisure pursuits, being close to the Devon/Cornwall borders. The self-contained village of Bradworthy is a couple of miles away and offers a good range of traditional and local 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. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches which is some 12 miles, and the port and market town of Bideford is also some 12 miles distant and both towns offer a wide range of facilities. The regional and North Devon centre of Barnstaple is some 21 miles and offers a wider range of national stores, and the North Devon link road continues to Tiverton where the M5 and the National Network can be accessed. Particular places of interest include outstanding National Trust coastline at Sandymouth, Clovelly, and Hartland, RHS Rosemoor, Dartington Crystal, Upper & Lower Tamar Lakes, The Plough Arts Centre, and numerous garden centres, pubs, and restaurants.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy. Follow this road for about 7 miles and upon reaching the village square turn right signed Bideford. Stay on this road for 2.5 miles whereupon the property will be found on the right hand side within the Hamlet of Sessacott.

Overview :

Situated in the heart of the picturesque Devon Countryside is this stunning, period country residence with 3 bedroom 2 reception room Devon longhouse that has been restored by the current owner to a high quality offering superbly presented and versatile accommodation throughout with an additional 2 bedroom barn conversion suitable for annexe accommodation whilst offering great income potential as a holiday let. The grounds total approximately 4.1 acres comprising exquisite formal gardens, garden room, patio area and paddocks suiting those looking for a small holding or equestrian usage. Fantastic and well equipped range of large outbuildings are set up for a variety of uses including workshops, office, vehicle storage and animal shelter. This property warrants a viewing to be fully appreciated.



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Entrance Hall

Living Room - 14'5" x 12'9" (4.4m x 3.89m)

A most characterful room with a stone inglenook fireplace with original clome oven housing a wood burning stove. Window to front elevation with window seat.

Kitchen - A simply superb, bespoke fitted kitchen comprises a range of base and wall mounted units with granite work surfaces over incorporating an inset stainless steel sink with pull out hose mixer tap and a 'Grohe' carbonating and filter tap. Esse range and additional 'Neff' built in oven with countertop 4 ring induction hob over. Open shelving. Built in tall larder fridge and dishwasher. Belfast sink with pull out mixer hose. Walk in pantry. Handmade solid wood breakfast bar.

Dining Room - 17'1" x 14'10" (5.2m x 4.52m)

A spacious and characterful room with exposed ceiling beams and an inglenook feature fireplace which houses a wood burning stove. Ample space for a dining room table and chairs, and a snug seating area with under floor heating. Window to front elevation affording a pleasant view over the gardens.

Utility Room - 6'7" x 4'4" (2m x 1.32m)

Base and wall mounted units with work surfaces over incorporating a stainless steel sink unit. Plumbing and recess for washing machine and tumble dryer. Floor mounted oil fired central heating boiler. Breakfast bar seating. Solid oak door to large patio.

WC - 3'7" x 3' (1.1m x 0.91m)

Close coupled WC.

First floor

Bedroom 1 - 12'4" x 11'11" (3.76m x 3.63m)

A generous size master bedroom with window to front elevation and fitted wardrobes either side of the chimney breast..

Bedroom 2 - 14'10" x 11'11" (4.52m x 3.63m)

A double bedroom with window to front elevation and space for two large wardrobes.

Bedroom 3 - 10'4" x 8'5" (3.15m x 2.57m)

Currently used as a study, equally suiting as a bedroom with window to front elevation.

Bathroom - 15'5" x 9'1" (4.7m x 2.77m)

An exceptionally high quality fitted suite comprises a roll top bath with claw feet and smart digital thermostat, enclosed shower cubicle with smart digital thermostat. His and hers wash hand basins inset in a vanity unit, close coupled WC. Window to front and rear elevation.

The Old Piggery – With planning permission for use as both residential annexe to the main house and a lucrative holiday let. This former barn has been converted to a high standard and has retained some lovely features namely the vaulted ceilings with exposed beams.

Entrance Porch/ Utility - 11'3" x 4'9" (3.43m x 1.45m)

Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Window to side elevation.

Kitchen - 11'9" x 11'8" (3.58m x 3.56m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit. Recess for cooker with extractor system over. Plumbing and recess for washing machine and dishwasher. Built in fridge/ freezer. Window to side elevation, steps down to-

Living/ Diner - 17'7" x 11'8" (5.36m x 3.56m)

A light and airy living space with vaulted ceilings. Space for dining room table and chairs and a living room suite. Wood burning stove.

Bedroom 1 - 12'10" x 11'2" (3.9m x 3.4m)

A spacious double bedroom with window to side elevation.

Bedroom 2 - 13'4" x 11'3" (4.06m x 3.43m)

A generous size dual aspect double bedroom with windows to side and front elevations.

Bathroom - 9'4" x 7'10" (2.84m x 2.4m)

A fantastic appointed bathroom with roll top bath, shower with smart digital thermostat, close coupled WC and wash basin.

Outside - The property is approached via electric gates giving access to a gravel laid driveway providing extensive off road parking. The ground total approximately 4.13 acres comprising fabulous landscaped gardens being principally laid to lawn. A stunning formal garden designed by a Chelsea Gold award winner. Kitchen garden and raised patio area which adjoins the home providing the ideal spot for alfresco dining whilst enjoying a lovely view over the surrounding countryside. Individual designed garden room with additional patio are and formal lawn with views over the adjacent orchard, paddock and far reaching views. The paddocks are predominantly level and well drained, whilst being well stock fenced and gated. The land is thought to be suitable for rearing livestock or for equine purposes.

The outbuilding – Three quality adjoining outbuildings of approximately 700 square meters in the shape of a horse shoe, with newly installed large electric sectional roller doors. The outbuilding is currently set up as workshops, and office, car/ vehicle garage, general storage all with power and light connected. One outbuilding is currently set up as an animal shelter, which would lend itself for use as stabling. The largest outbuilding has planning permission for light industrial (currently configured as a workshop) and retail use.



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The Old Piggery



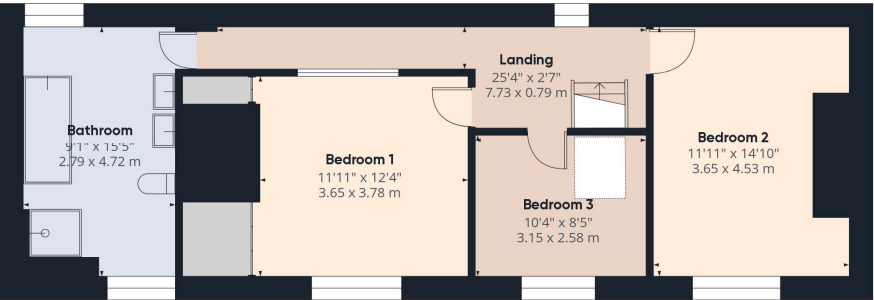
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Floorplans



The Main House



The Old Piggery



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