

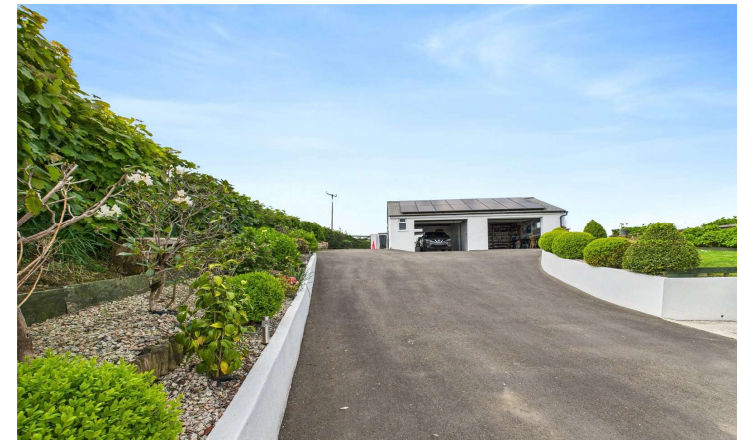


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Soldon House  
Sutcombe  
Holsworthy  
Devon  
EX22 7PF

**Asking Price: £725,000 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@boppproperty.com](mailto:holsworthy@boppproperty.com)**

## Soldon House, Sutcombe, Holsworthy, Devon, EX22 7PF



- - IMMACULATELY PRESENTED 5 BEDROOM RESIDENCE
- - ADJOINING ANNEXE PROVIDING PERFECT MULTI-GENERATIONAL LIVING OR INCOME POTENTIAL
- - STUNNING COUNTRYSIDE VIEWS
- - SITUATED IN OVER AN ACRE OF GROUNDS
- - DOUBLE GARAGE WITH OWNED SOLAR PANELS
- - USEFUL OUTBUILDINGS WITH POWER AND LIGHT CONNECTED



Bond Oxborough Phillips are proud to present this immaculately presented spacious 4 bedroom, 3 reception room and 2 bathroom main residence. In addition to that, the property has an adjoining 1 bedroom annexe providing the perfect opportunity for multi-generational living or a potential for income. The residence is situated in grounds extending over an acre and boasts stunning countryside views all around. Furthermore, the property offers an extensive off road parking area as well as a double garage. An internal viewing is highly recommended to appreciate the location and versatility that this property has to offer.

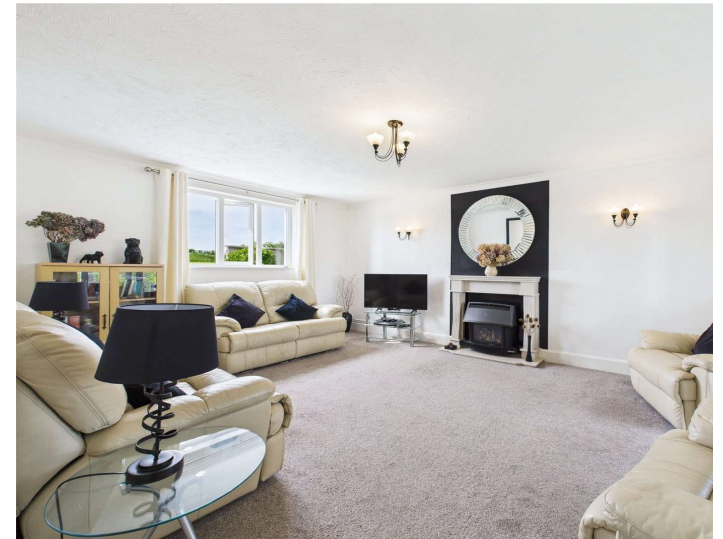


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It is mostly conveniently situated about half way between the bustling market town of Holsworthy and the popular self-contained village of Bradworthy. Holsworthy caters particularly well for the locality with a good range of shops, professional services, leisure amenities and schooling to secondary level. Bude on the North Cornish coast is some 10 miles and Okehampton and the A30 is some 20 miles. The cathedral city of Exeter with its intercity rail and motorway links is some 40 miles. Bradworthy itself a popular self-contained village catering well for its inhabitants with a traditional range of village shops together with many amenities including Doctors Surgery, 2 Veterinary Practices, popular Pub, Social Club, Primary School, Bowling Green etc. The nearby upper and lower Tamar Lakes are about 2 miles away and offer excellent water sports facilities and great fishing. The wonderful and totally unspoilt North Cornwall/Devon coast is only 10 miles with its spectacular surfing beaches and cliff side walks.



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**Entrance Hallway** - 4'6" x 7'4" (1.37m x 2.24m)

**Ensuite Shower Room** - 9'6" x 4' (2.9m x 1.22m)

**Annexe Bedroom** - 8'10" x 9'8" (2.7m x 2.95m)

**Kitchen** - 9'10" x 14'10" (3m x 4.52m)

**Office / Bedroom 4** - 6'9" x 7'8" (2.06m x 2.34m)

**Double Garage** - 30'2" x 21'1" (9.2m x 6.43m)

Double garage fitted with electric roller doors (controlled remotely, EV charging point and owned solar panels.

**Pantry** - 9'9" x 2'8" (2.97m x 0.81m)

**Bedroom 2** - 10'11" x 14'2" (3.33m x 4.32m)

**Outside** - The landscaped gardens that extend to approximately 1.25 acres situate various useful outbuildings, 1 of which has power and light connected. The summerhouse provides an additional seating space with a further outdoor covered seating area that is perfect for al-fresco dining and evening entertainment. There is also a small orchard. Surrounding the property is panoramic countryside views.

**Dining Room** - 10'10" x 18' (3.3m x 5.49m)

**Bedroom 3** - 9'10" x 8'11" (3m x 2.72m)

**Hallway** - 6'9" x 13'9" (2.06m x 4.2m)

**Bathroom** - 6'5" x 8'8" (1.96m x 2.64m)

**Sunroom** - 20'3" x 11'2" (6.17m x 3.4m)

ANNEXE

**Services** - Mains electric and water. Private drainage. Privately owned solar panels situated on the double garage. Oil fired central heating via the Rayburn which also does the hot water and cooking facilities.

**Living Room** - 13'3" x 18'1" (4.04m x 5.5m)

**Annexe Kitchen** - 7'9" x 13'6" (2.36m x 4.11m)

**Downstairs W.C.** - 6'9" x 3'10" (2.06m x 1.17m)

**Annexe Hallway** - 7'6" x 4'2" (2.29m x 1.27m)

**Upstairs Landing** - 12'10" x 3'5" (3.9m x 1.04m)

**Annexe Bathroom** - 7'6" x 5'7" (2.29m x 1.7m)

**Bedroom 1** - 12'3" x 13'9" (3.73m x 4.2m)

**Annexe Living Room** - 8'10" x 17'3" (2.7m x 5.26m)

**EPC Rating** - EPC Rating = E

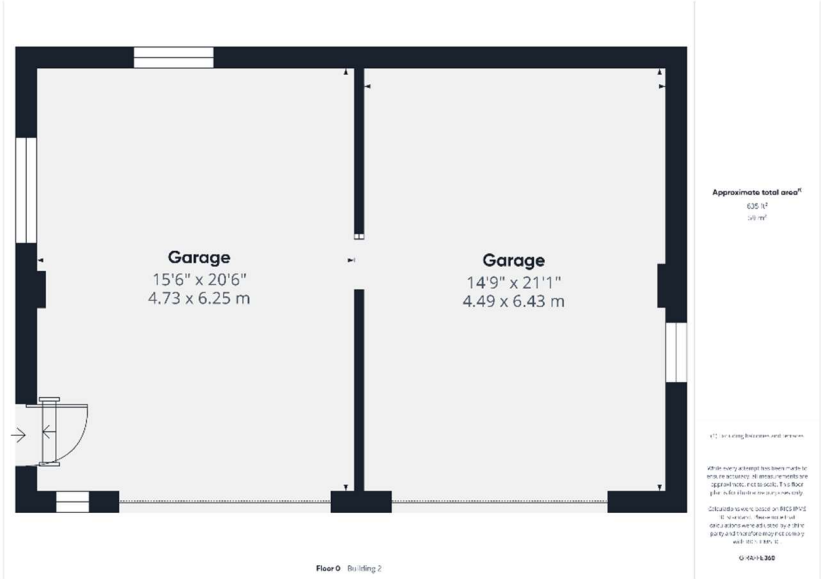
**Council Tax Band** - Council Tax Band = E

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**Directions**

From Bude, proceed on the A3072 towards Holsworthy. Upon reaching the BP garage, turn left which is signposted 'Chilsworthy / Bradworthy'. Continue along this road for approximately 4.5 miles and at Soldon Cross, turn right signposted 'Sutcombe'. After a short distance along this road, the property will be found on the left hand side. What3Words: [///approve.spoons.entrusted](#)

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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69-80	C		
55-68	D		
39-54	E	45 E	
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