

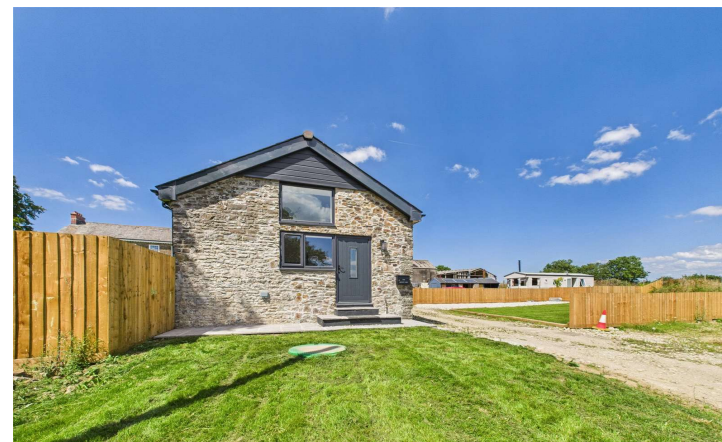


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Matcott View  
Matcott Farm  
Sutcombe  
Holsworthy  
Devon  
EX22 7QL

**Offers over: £395,000**  
**Freehold**



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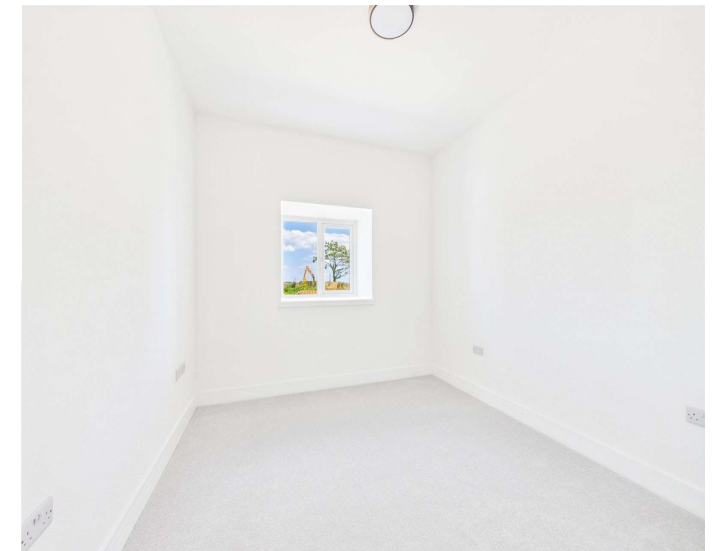
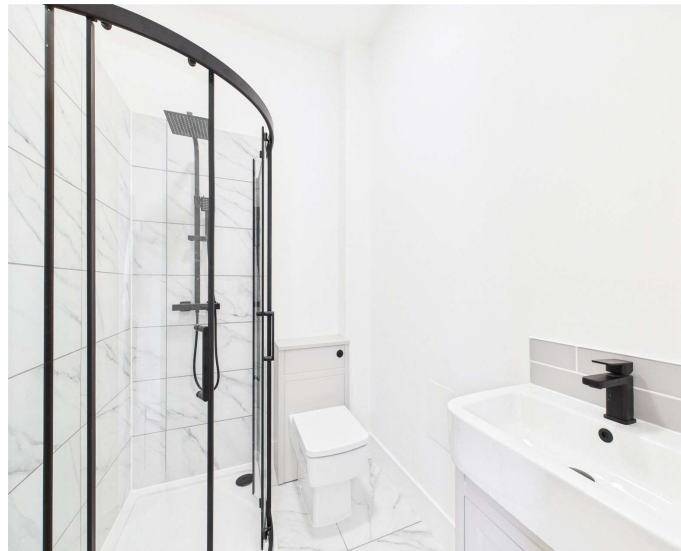
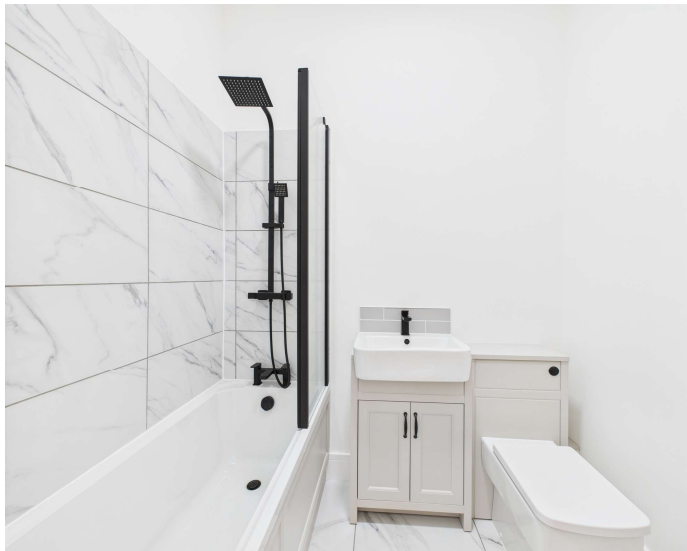
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# Matcott View, Matcott Farm, Sutcombe, Holsworthy, Devon, EX22 7QL



- NEWLY CONVERTED BARN
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- 3 BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING
- GARDEN
- QUIET AND RURAL LOCATION
- STUNNING COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN
- 6 YR PROFESSIONAL ARCHITECTS CERTIFICATE
- EPC: TBC
- Council Tax Band: TBC



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## Overview

A rare opportunity to acquire this beautifully converted barn, showcasing a high standard of finish throughout. The heart of the home is an impressive open-plan living space, featuring a contemporary kitchen fitted with a comprehensive range of integrated appliances including a fridge, freezer, dishwasher, and washing machine. The vaulted ceilings and generous proportions create a bright, spacious, and welcoming environment, with ample room for both dining and living areas.

The accommodation comprises three well-proportioned double bedrooms, including a master bedroom with en-suite facilities, and a stylish family bathroom. Externally, the property benefits from off-road parking, complete with an electric vehicle charging point, and a private garden laid mainly to lawn, with the added convenience of electric and water connections.

Occupying a tranquil and picturesque position, Matcott View enjoys far-reaching countryside views extending to Dartmoor. An internal viewing is highly recommended to fully appreciate the quality and setting of this exceptional home. Offered to the market with no onward chain. EPC rating: TBC.

## Location

Situated on the outskirts of the popular and friendly village of Sutcombe which is surrounded by rolling farmland and has its own well supported Village Hall. The village of Bradworthy is about 3 miles away and is the main centre for the locality with its 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 some 13 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket approximately 7 miles distant. The regional and North Devon centre of Barnstaple is around 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

**Services** - Mains water and electric. Underfloor heating via LPG gas tank. Shared private drainage, split between 6 properties.

**EPC Rating** - EPC rating TBC.

**Council Tax Banding** - Council Tax Banding TBC.

**Agents Note** - The property will come with a 6 year professional architects certificate.

All pictures are indicative and could be subject to change.

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.

**What3Words** - ///grace.luckier.amplifier

# Changing Lifestyles

## Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles and upon reaching Holsworthy Beacon, turn left towards Bradworthy/Sutcombe. Follow this country road for approx. 5.4 miles until you reach the village of Sutcombe. Proceed into the village and at Sutcombe Mill take the right hand turn signposted Upcott/Brendon. Continue up this road for approx. 0.5 miles and take the next right hand turn, continue down this road and after a short distance The Old Dairy will be found on the left hand side with a Bond Oxborough Phillips "For Sale" clearly displayed.



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## Floorplan



### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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