



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Post Office
& Old Post Office Cottage
Sutcombe
Holsworthy
Devon
EX22 7PN

Asking Price: £450,000
Good Leasehold



Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com



- 3 BEDROOM, 3 RECEPTION ROOM MAIN RESIDENCE
- ADJOINING 2 BED COTTAGE
- BOASTING MANY CHARACTER FEATURES THROUGHOUT
- GENEROUS PLOT EXTENDING TO APPROX. 0.19 OF AN ACRE
- LARGE OFF ROAD PARKING AREA
- RANGE OF OUTBUILDINGS, INCLUDING GARAGE, WORKSHOP AND STORE ROOM
- PRIME DEVELOPMENT OPPORTUNITY
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



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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 and proceed up the hill into the village whereupon the property will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

Situation

The small and friendly village of Sutcombe 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 approximatley 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.



Internal Description

Nestled in a peaceful and picturesque setting within the sought-after village of Sutcombe, this charming and versatile property offers a rare opportunity to acquire a substantial main residence with an attached two-bedroom cottage—perfectly suited for multigenerational living or additional income potential.

The main house boasts three bedrooms and three reception rooms, each retaining a wealth of original features. Adjoining the main residence, the two-bedroom cottage also showcases period charm and offers excellent potential as a separate annexe, holiday let, or extended family accommodation.

Set within approximately 0.19 of an acre, the property enjoys breathtaking countryside views to both the front and rear, creating a tranquil and idyllic backdrop. The generous plot includes an extensive off-road parking area, ideal for multiple vehicles, along with a substantial garage, adjoining workshop, and separate storeroom—offering fantastic space for hobbyists, storage, or further conversion potential (subject to planning).

With its blend of character, space, and versatility, this unique home is a rare find and offers endless possibilities and is available with no onward chain.

The Old Post Office

Entrance Porch - 4' x 3'7" (1.22m x 1.1m)

Kitchen - 12'6" x 8'8" (3.8m x 2.64m)

Dining Room - 14' x 9'9" (4.27m x 2.97m)

Living Room - 17'6" x 11'5" (5.33m x 3.48m)

Garden Room - 18'11" x 10'9" (5.77m x 3.28m)

Cloakroom - 6'1" x 3'2" (1.85m x 0.97m)

First Floor Landing - 13'7" x 5'8" (4.14m x 1.73m)

Bedroom 1 - 11'7" x 11' (3.53m x 3.35m)

Bedroom 2 - 11'7" x 8'3" (3.53m x 2.51m)

Bedroom 3 - 7'5" x 5'7" (2.26m x 1.7m)

Bathroom - 13'1" x 8'7" (4m x 2.62m)

Garage - 25'7" x 21" (7.8m x 0.64m)

Workshop - 24'6" x 8'4" (7.47m x 2.54m)

Store Room - 3'11" x 13'4" (1.2m x 4.06m)

Old Post Office Cottage

Kitchen - 13'1" x 8'7" (4m x 2.62m)

Living/Dining Room - 11'9" x 9'2" (3.58m x 2.8m)

First Floor Landing - 7'5" x 2'7" (2.26m x 0.79m)

Bedroom 1 - 11'9" x 9'2" (3.58m x 2.8m)

Bedroom 2 - 7'10" x 7'5" (2.4m x 2.26m)

Bathroom - 5'6" x 5'5" (1.68m x 1.65m)

Services - Mains water, electricity and drainage.

EPC Rating - The Old Post Office - EPC TBC.

Old Post Office Cottage - EPC rating E (48) with the potential to be A (131). Valid until May 2028.

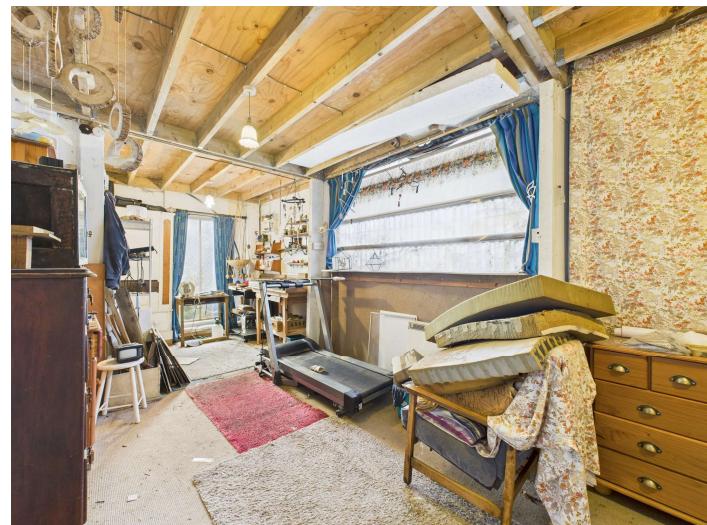
Council Tax Banding - The Old Post Office - Band "B" (please note this council band may be subject to reassessment).

Old Post Office Cottage - TBC.

Agents Note - 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.



The Old Post Office & Old Post Office Cottage, Sutcombe, Holsworthy, Devon, EX22 7PN



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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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and buy your new home...

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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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

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