

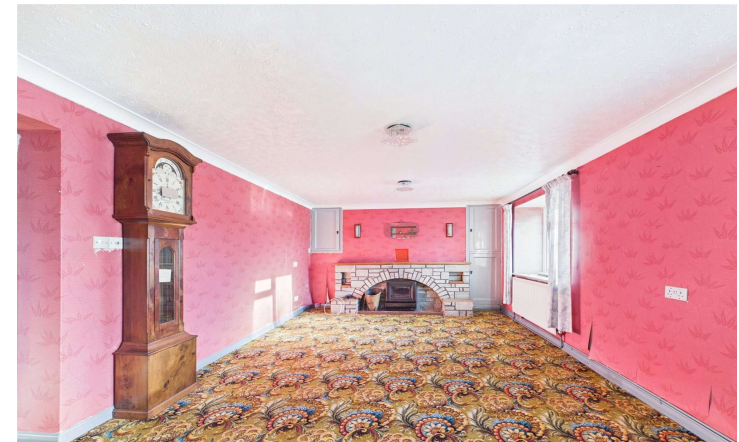


Bond
Oxborough
Phillips

Changing Lifestyles

The Cottage
Soldon Cross
Sutcombe
Holsworthy
Devon
EX22 7PH

Asking Price: £385,000 Freehold



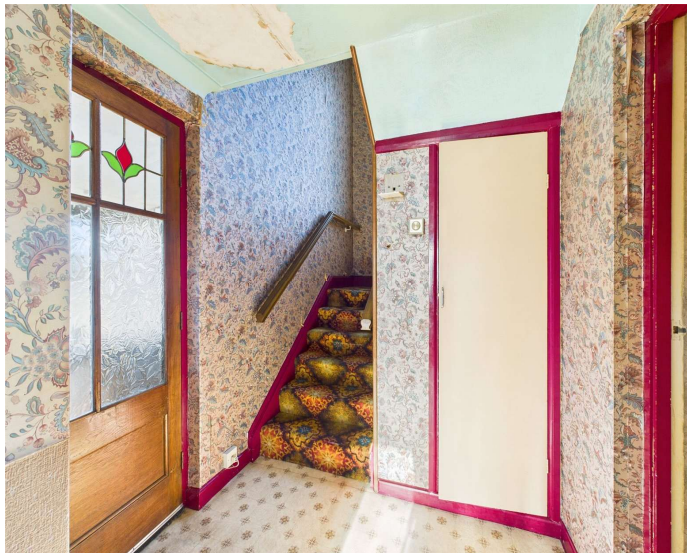
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01409 254 238
holsworthy@bopproperty.com

The Cottage, Soldon Cross, Sutcombe, Holsworthy, Devon, EX22 7PH



- 3 BEDROOMS
- DETACHED HOUSE
- REQUIRING MODERNISATION THROUGHOUT
- NO IMMEDIATE NEIGHBOURS
- LOCATED BETWEEN HOLSWORTHY AND BRADWORTHY
- DEVELOPMENT POTENTIAL
- APPROXIMATELY 1.7 ACRES
- FORMAL GARDENS
- Paddock
- RANGE OF OUTBUILDINGS
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band:



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Overview

Set in an idyllic rural position between the thriving market town of Holsworthy and the highly sought-after village of Bradworthy—both offering an excellent range of amenities including primary and secondary schooling—this detached period cottage enjoys complete privacy with no immediate neighbours.

The property provides generous accommodation throughout and now offers a wonderful opportunity for sympathetic modernisation. The spacious dual-aspect living room features a charming fireplace fitted with a wood-burning stove, while the country-style kitchen/diner to the rear benefits from a walk-in pantry and an original range oven. Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

A standout feature of this delightful home is its extensive outdoor space. Set within approximately 1.7 acres, the grounds include formal gardens, a productive vegetable plot, and a paddock accessed directly from the road via a five-bar gate. A selection of useful outbuildings—some requiring attention—add further potential, along with a roadside garage and ample off-road parking to the front.

Offered with no onward chain, this characterful country property will appeal to those seeking a smallholding, those with gardening interests, or anyone looking for a peaceful rural lifestyle. It is also considered that the paddock may offer future development potential, subject to obtaining the necessary consents.

Location

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.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy opposite Bude Road Garage turn right signed Bradworthy. Proceed along this road for 4 miles whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Services - Mains electricity and water. Oil fired central heating. Private drainage.

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Agents Notes - 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.

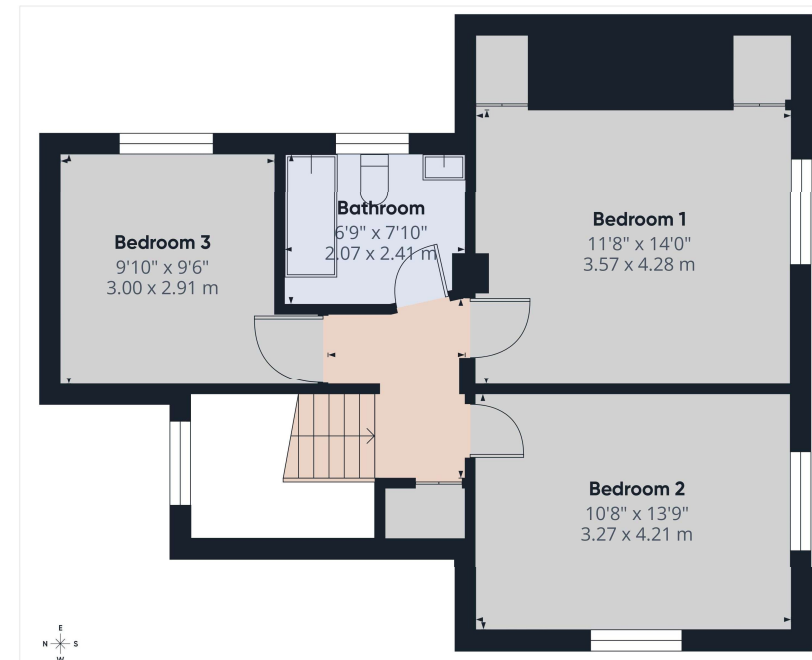


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Floorplan



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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