



Bond
Oxborough
Phillips

Changing Lifestyles

Town Barn
Sutcombe
Holsworthy
Devon
EX22 7PR

Asking Price: £395,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Town Barn, Sutcombe, Holsworthy, Devon, EX22 7PR



- AVAILABLE WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED 3 BEDROOM BARN CONVERSION
 - IDYLIC SITUATION
- PICTURESQUE FAR REACHING COUNTRYSIDE VIEWS
- AMPLE OFF-ROAD PARKING
- IMMACULATE THROUGHOUT
 - 3 BEDROOMS



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Overview

Bond Oxborough Phillips are truly delighted to present this exceptional and immaculately presented barn conversion, enviably positioned within the highly sought-after rural village of Sutcombe. Offering breathtaking countryside views and an abundance of charm, this stunning home perfectly blends character features with modern living.

From the moment you step inside, the property exudes warmth and quality. A welcoming inner hallway provides a practical yet stylish entrance, complete with a useful storage cupboard for everyday convenience. To one side, a neatly appointed W.C. adds functionality, while a well-proportioned double bedroom with built-in storage offers flexibility for family living or guest accommodation. The impressive master suite is a true highlight, boasting generous proportions and a contemporary en-suite shower room, creating a private and relaxing retreat.

Moving through the home, the beautifully designed family bathroom is finished to a high standard, featuring a bath with overhead shower, sleek vanity unit, and modern fittings. The heart of the home is undoubtedly the superb kitchen/dining room—a light-filled and sociable space, thoughtfully designed with extensive built-in cabinetry and ample room for entertaining. With direct access to the outside, it seamlessly connects indoor and outdoor living.

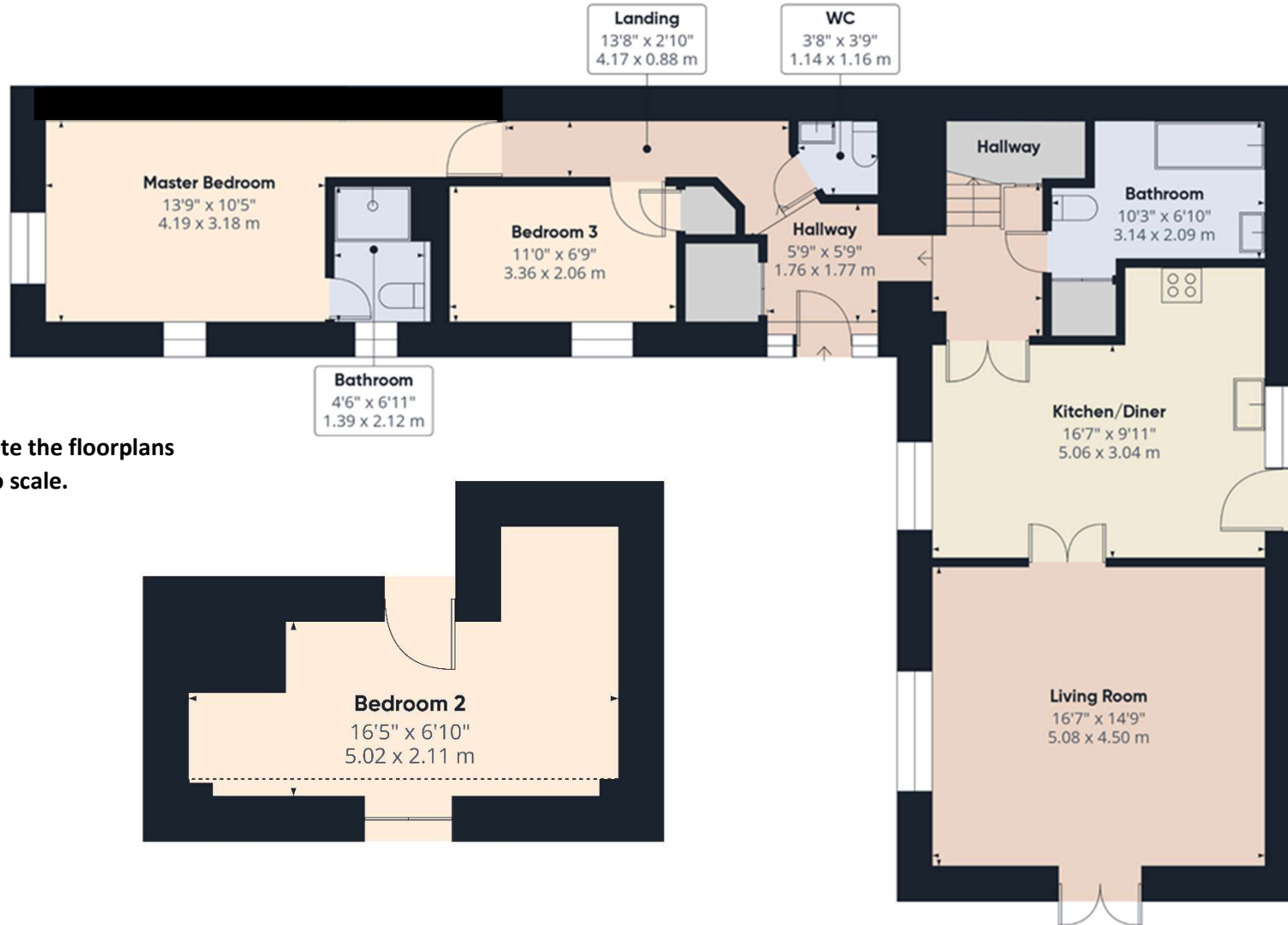
The ground floor is completed by a magnificent living room, flooded with natural light from dual aspects, including elegant French doors that open onto a raised decking area—perfect for enjoying the surrounding views and tranquil setting.

Upstairs, a further versatile bedroom provides additional accommodation, currently arranged as a twin room. Enhanced by dual Velux skylights, this space is wonderfully bright and airy, offering flexibility for a variety of uses including guest space, home office, or hobby room.

Externally, the property continues to impress. Ample off-road parking ensures practicality, while the raised wrap-around decking area provides an idyllic spot for al fresco dining or simply unwinding whilst taking in the far-reaching countryside vistas. The remainder of the garden is laid to lawn, offering a blank canvas for keen gardeners before dropping down to a separate area overlooking beautiful ancient woodland.

This outstanding home has been thoughtfully designed and beautifully maintained throughout, offering a rare opportunity to acquire a characterful yet contemporary residence in a peaceful rural setting.

Early viewing is highly recommended to fully appreciate the lifestyle and quality on offer.



Please note the floorplans are not to scale.



Floor 0

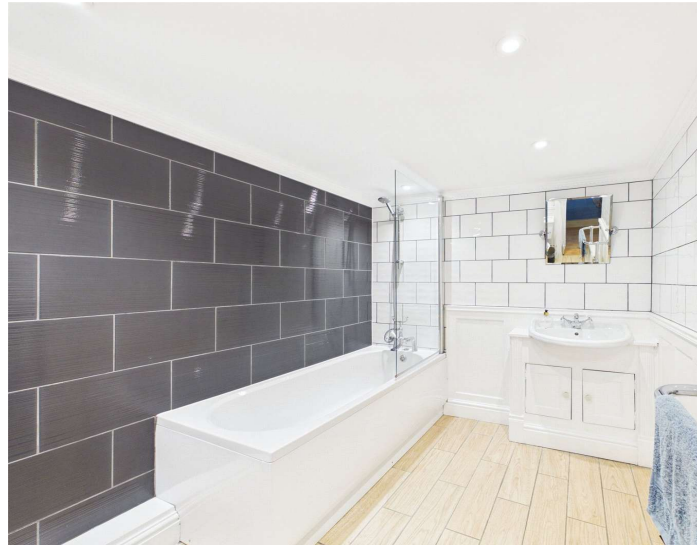
Approximate total area^m
972 ft²
90.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

The residence is situated within the heart of the small village of Sutcombe which has a great community spirit, a well supported Village Hall and there is a micro pub on weekends within walking distance. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of 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. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles.

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 towards the village and proceed up the hill into the village, by the memorial, take the right hand turn, follow this road for a short distance and Town Barn will be found on your left-hand side.

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 and 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 available 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.

Agent 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.

Agent Notes - The vendors are willing to sell the property fully furnished by separate negotiation.

Council Tax Band - The Council Tax band for the property is currently an 'E' (please note this council band may be subject to reassessment).

EPC Rating - The EPC rating is TBC.

Services - Mains water and electric. LPG central heating (bottles) and private

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

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for a free conveyancing quote and mortgage advice.

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