



Bond
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Changing Lifestyles

The Rectory
Sutcombe
Holsworthy
Devon
EX22 7PU

Asking Price: £650,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- STUNNING PERIOD PROPERTY
- IN NEED OF RENOVATION/ RESTORATION THROUGHOUT
- MID 19TH CENTURY
- ORIGINAL CHARACTER FEATURES
- 10 BEDROOMS
- 4 RECEPTION ROOMS
- APPROXIMATELY 3.45 ACRES
- WALLED GARDEN
- FORMER FORMAL GARDENS
- GARAGES
- EPC: TBC
- Council Tax Band: G



Location

The residence is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. 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. Upon reaching Holsworthy Beacon, turn left towards Sutcombe. Follow this country road and proceed up the hill into the village. At the top of the hill follow the road around to the left at the war memorial and proceed for approximately 1/2 mile whereupon the property will be found on the right hand side.

Overview :

Occupying an enviable position within a peaceful and highly sought-after Devon village, The Old Rectory is an exceptional Grade II listed Victorian residence of considerable historical significance. Believed to have been constructed between 1849 and 1850 under the patronage of Rev. W. B. Coham during the incumbency of Rev. F. H. Briggs, this distinguished former rectory was built as an impressive parsonage with glebe land, replacing earlier clerical accommodation.

Designed with the elegance and craftsmanship synonymous with the Victorian era, the property showcases an abundance of original architectural features, including ornate sash windows, magnificent fireplaces, and an elegant sweeping staircase, all set within approximately 3.45 acres of beautifully established grounds.

The Old Rectory is intrinsically linked to the rich ecclesiastical and social history of the nearby St Andrew's Church, a remarkable Grade II* listed church with Norman origins and striking 15th-century architecture, further enhancing the heritage and character of this unique home.

This impressive detached residence has retained an exceptional wealth of period features, many of which are both rare and distinctive. An entrance porch leads into a grand reception hall, where an elegant staircase rises to the first floor, immediately setting the tone for the accommodation beyond.

The ground floor offers four generously proportioned reception rooms, each enjoying an abundance of natural light, impressive ceiling heights, decorative panelling, picture rails, intricate Victorian cornicing, and a selection of beautifully preserved original fireplaces. The dining room retains the original servant bell system, providing a charming and authentic reminder of the property's historic past. A later addition to the house has created a spacious triple-aspect kitchen/breakfast room, perfectly suited to modern family living.

On the first floor are four well-proportioned bedrooms, including a superb principal bedroom with an adjoining room that would lend itself perfectly to a luxurious dressing room, nursery or private study. A family bathroom and separate WC complete this level.

The second floor, believed to have originally served as the servants' quarters, provides five further bedrooms, one benefiting from an en-suite bathroom, together with an additional family bathroom, offering exceptional flexibility for larger families, guest accommodation or multi-generational living.

While the property would now benefit from a programme of sympathetic renovation and modernisation, it presents an outstanding opportunity for a discerning purchaser to restore this magnificent home to its former grandeur and create an exceptional country residence of remarkable character.

The Old Rectory stands within approximately 3.45 acres of mature grounds, approached via two impressive entrance driveways. The gardens include extensive off-road parking, a charming walled garden, former formal gardens interspersed with a superb collection of mature trees and established planting, together with an ornamental pond. Although requiring restoration, the grounds offer enormous potential to recreate a truly magnificent garden setting befitting this distinguished period home.

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.

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

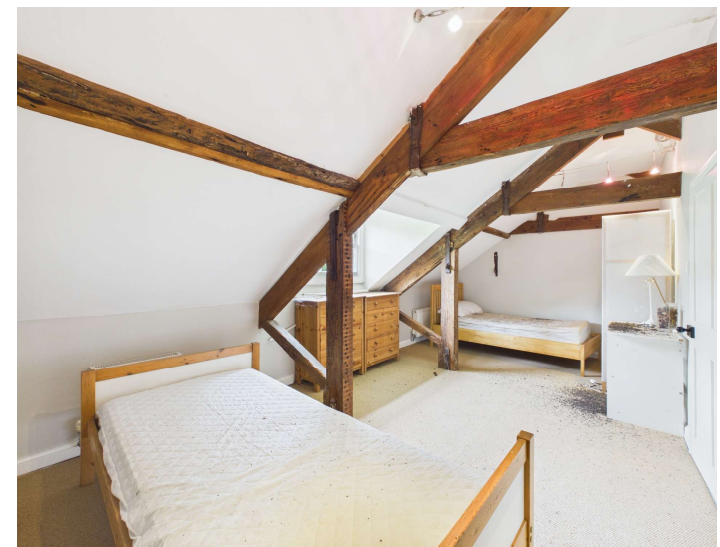
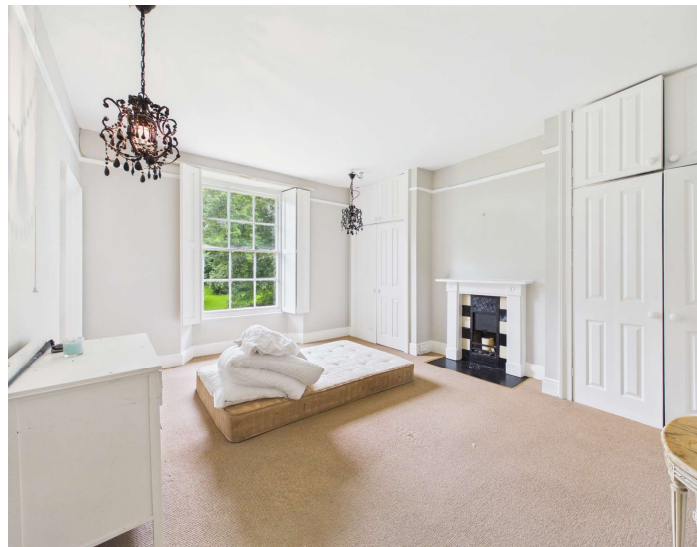


Land Plan





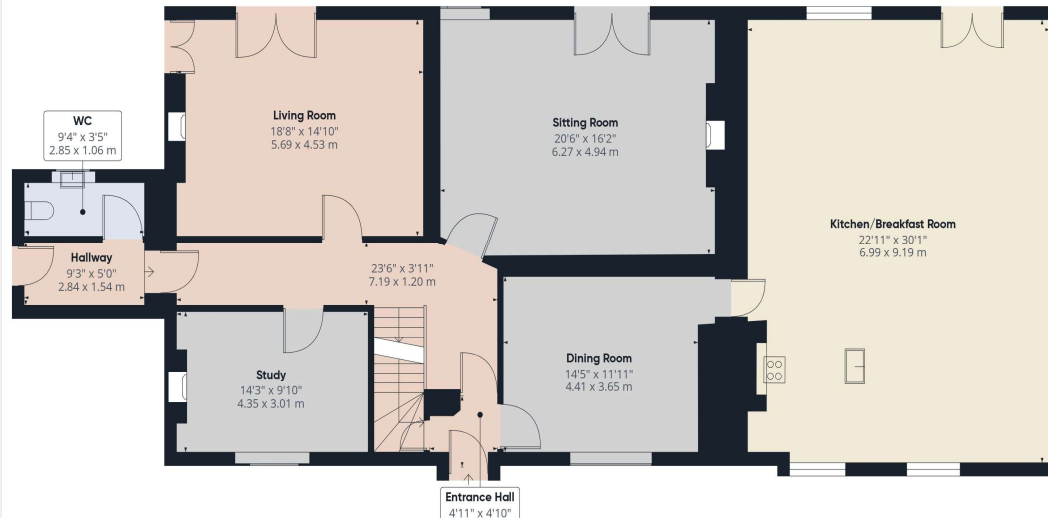
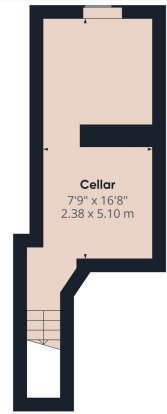
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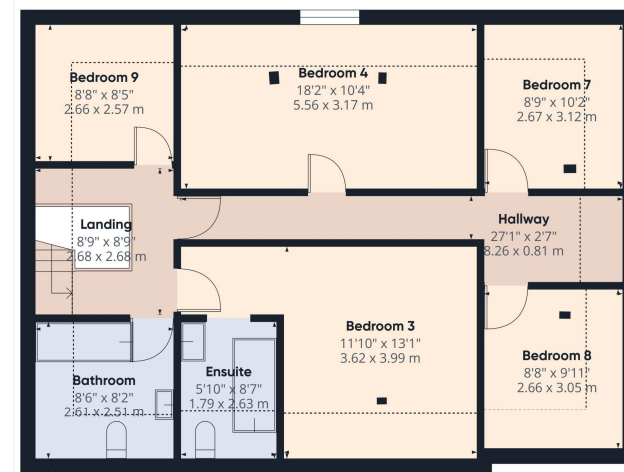
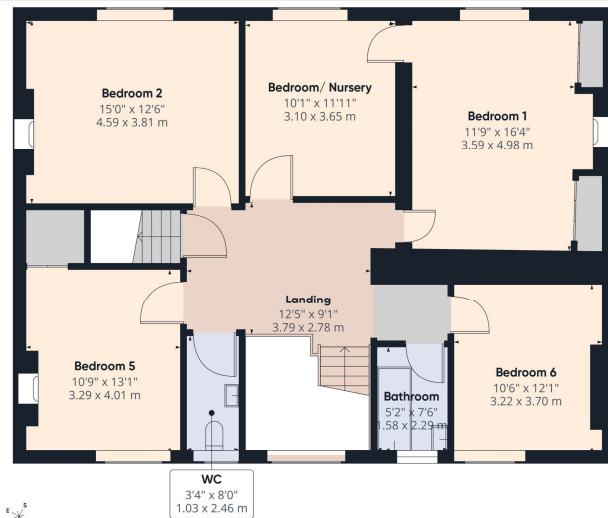
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Floorplan



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.



The Rectory, Sutcombe, Holsworthy, Devon, EX22 7PU

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We are here to help you find and buy your new home...

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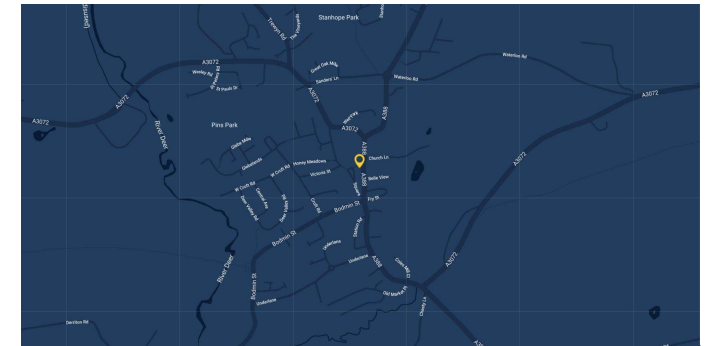
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