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Changing Lifestyles

West Paddon Farmhouse
& the Granary Barn
Sutcombe
Holsworthy
Devon
EX22 7QG

Asking Price: £975,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

West Paddon Farmhouse and the Granary Barn, Sutcombe, Holsworthy, Devon, EX22 7QG

- DETACHED MODERN FARMHOUSE OF APPROX. 2650 SQ FT
- 4/5 BEDROOMS (2 ENSUITES)
- 3 RECEPTION ROOMS
- STUNNING ACCOMMODATION THROUGHOUT
- DETACHED 2 BEDROOM BARN CONVERSION
- RANGE OF OUTBUILDINGS INCLUDING: DOUBLE GARAGE, OPEN FRONTED STORAGE SHED, 2 X WORKSHOPS AND STUDIO
- EXTENSIVE OFF ROAD PARKING AREA
- APPROX. 2 ACRES OF FORMAL GARDEN, Paddock AND WOODED AREA
- MULTI GENERATIONAL LIVING OR INCOME OPPORTUNITY
- QUIET AND RURAL LOCATION



Bond Oxborough Phillips are proud to be offering West Paddon Farmhouse and the Granary Barn.

Do you dream of owning your own modern farmhouse, set within the heart of the Devon countryside, without having to do any work? West Paddon Farmhouse has been carefully designed and beautifully renovated over the years, incorporating a balance of both modern and character features throughout. This stunning family home which offers both space, comfort and luxury is designed with accommodation comprising 4/5 bedrooms, 2 with ensembles and 3 reception rooms including a delightful open plan kitchen/diner/living area. The farmhouse is set within its own wrap around grounds that extend to approx. 2 acres, allowing the property to enjoy stunning views of the surrounding land that has been split into formal gardens, paddocks and woodland. A variety of outbuildings include double garage, stone barn, open fronted storage shed, 2 x workshops and studio. This property could be suitable for keen gardeners, nature lovers and/or small-scale farmers.

The property doesn't finish there... the Granary Barn is the perfect multi-generational living option; a detached 2-bedroom barn conversion, with its own separate drive and garden. Providing the perfect option to have loved ones close by but also having your own private space. Alternatively, it would also lend itself as attractive income opportunity.

EPC'S D & E



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Situation

The small and friendly village of Sutcombe is surrounded by rolling farmland and has its own well supported Memorial Hall and community bar. 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 butcher, 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 9 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket approximately 4 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.

Directions

From Holsworthy proceed on the main A388 Bideford road for approximately 3 miles, and upon reaching Holsworthy Beacon turn left signed Sutcombe. Stay on this country road for 1 mile and the road leading to West Paddon will be found on the right-hand side with a nameplate, continue along the lane and the properties will be found on the left.



ENTRANCE PORCH

ENTRANCE HALL - Ample room to store shoes and hang coats. A stunning hand crafted pine staircase with glazed screen "balustrading" leading to the First Floor landing.

SITTING ROOM - 14'4 x 12'10

PVCu double glazed window to front with oak sill. 2 radiators. Beamed ceiling with a good height of 6'10. Impressive stone inglenook fireplace with original bread oven, inset timber mantle, and a raised slate hearth housing a "Villager" woodburning stove. Cupboard with oak doors.

OFFICE/BEDROOM 5 - 13'1 x 10'10

Currently set up as an office, but would also be suitable as a downstairs double bedroom. PVCu double glazed window with pine sill to front.

KITCHEN/DINER - 22'10 x 15'8

This impressive family room is very much the heart of the house which benefits from underfloor heating. This bright and airy room, with 2 x double glazed Velux windows, enjoys a pleasant rural outlook across the garden, paddock and woodland beyond via bifolding doors to the rear and window to side. This modern kitchen is only a few years old and includes features such as pull down and pull-out shelves and recycling drawer. 2 stainless steel sinks, one with "Quooker" instant boiling tap. 2 'Neff' slide and glide ovens, ceramic hob with illuminated extractor hood over. Quartz worktop with matching splashback. 'Neff' microwave with warming drawer below. 'Neff' Dishwasher and integrated fridge. 2 wine chillers plus further wine racks. Island incorporating a breakfast bar. There is plenty of room to accommodate a large dining table and chairs

or sitting room suite. Hand built bespoke dresser. Television point and USB sockets.

UTILITY ROOM - 9'9 x 5'8

Plumbing for washing machine, space for tumble dryer, and "Warmflow" oil fired boiler, all neatly enclosed behind doors. High angled ceiling with a double glazed "Velux" window. Smoke detector and carbon monoxide alarm. Storage drawers with quartz worktop and matching splashback over.

GROUND FLOOR BATHROOM- 8'11 x 7'10 - Tiles with underfloor heating. Opaque PVCu double glazed window to rear. Stainless steel towel rail. Contemporary white 3-piece suite including a "Whirlpool" bath, wall hung sink and low flush WC.

INNER LOBBY/BAR - 11'5 x 5'9

PVCu double glazed window to rear enjoying a very pleasant rural outlook. Fitted cupboards housing integrated fridge and separate freezer.

LIVING ROOM - 21'0 x 12'5

This is a very light and airy room 3 PVCu double glazed windows to front and side elevations, with bifold doors to rear enjoying views of the surround grounds. Modern Vertical Radiators. Ceiling lights. Television point. USB points.

FIRST FLOOR LANDING - Modern glass balustrading with pine newel posts and hand rails. Radiator. PVCu double glazed window to rear. Loft hatch with pull down ladder.

MASTER BEDROOM - 12'4 x 12'2

Spacious double bedroom with 2 PVCu double glazed windows to front and side elevations. Wall and ceiling lights. Loft access. USB sockets.

MASTER EN-SUITE - 12'4" x 8'3

Double walk-in shower with Tower shower and body jets, low level WC with hidden cistern. PVCu double glazed window. Freestanding oval bath with floor taps and shower attachment. 2 x heated towel rails. Double sinks with vanity cupboards below. Illuminated recessed mirrors with storage and internal shaver points.

DRESSING ROOM - 13'7 x 8'10

Fitted with a range of drawers, shelves and hanging space, and housing the hot water cylinder supplying the ensuite only. PVCu double glazed window to front elevation.

BEDROOM 2 - 12'11" x 11'6

PVCu double glazed window to front enjoying a pleasant rural outlook. Double bedroom with built-in floor to ceiling wardrobe.

EN-SUITE - 7'11 x 5'2

Walk in shower with electric "Mira" shower. Low level WC. Heated towel rail. sink unit with vanity cupboard below. Heated and illuminated wall mounted mirror.

BEDROOM 3 - 19'10 x 11'5

This gorgeous double bedroom incorporates a seating area with triple aspect windows, making the most of the pleasant countryside views.

BEDROOM 4 - 10'4" x 7'7"

PVCu double glazed window enjoying a great rural outlook stretching across the countryside. Built in wardrobe with hanging space and shelves.

FAMILY BATHROOM - 19'10" x 8'1"

PVCu double glazed window to rear. Radiator. 3 piece white suite comprising a large quadrant shower cubicle with a "Mira " electric shower unit over, vanity unit with inset wash hand basin and close coupled WC. Built-in shelved airing cupboard with factory lagged hot water cylinder.

DOUBLE GARAGE - Divided into 2 with each garage measuring 15' x 13'. Electric roller doors. Light and power connected.

OUTSIDE - The property is approached via its own drive, providing access to an extensive parking area, suitable for a variety of vehicles and gives access to range of useful outbuildings including: Double garage, 15' x 13', timber barn 36'11" x 21'5", timber shed 26'3" x 20'11", summerhouse 24'1" x 13'2" and detached stone barn 16' x 9'. Adjoining the rear of the farmhouse is a large gravelled area providing the ideal spot for alfresco dining and entertaining. The gardens surrounding the house and patio area and are mainly laid to lawn. within the grounds there is a kitchen garden area with raised beds and a small area of woodland forming a pleasant backdrop. The garden, grounds, and drive extend to almost 2 acres.

SERVICES - Both properties include mains electricity and water. Private drainage to a treatment plant.

EPC RATINGS - EPC's D & C.

THE GRANARY BARN

ENTRANCE PORCH - 10'5" x 5'8" (3.18m x 1.73m)

Door to side elevation. Worksurface to side with plumbing for washing machine below. Exposed stonework to one wall. Double glazed window to front. Built-in airing cupboard with factory lagged hot water cylinder and dual immersion.

LOUNGE - 17'5" x 16'5" (5.3m x 5m)

A double aspect room with double glazed windows to rear and double-glazed French doors to front patio. Feature exposed stonework housing log burner with hearth and heavy timber surround with mantel over.

KITCHEN/DINER - 15'2" x 10'6" (4.62m x 3.2m)

PVCu double glazed window. Comprehensive range of cream shaker base and wall units. Space and plumbing for a slimline dishwasher. 'Lamona' oven, grill and hob. Worktop with inset 1½ bowl stainless steel sink. Space for fridge/freezer. Space for table and chairs.

GARDEN ROOM - 12'2" x 9'7"

This very versatile room really brings the outside in with its French doors opening onto the garden and windows which overlook it. Having been utilised by the current vendors as both a dining and relaxing seating area.

BEDROOM 1 - 15'1" x 9'2" (4.6m x 2.8m)

Double bedroom with double glazed window to rear with deep display sill.

BEDROOM 2 - 12'5" x 11'2" (3.78m x 3.4m)

Double bedroom with impressive vaulted ceiling rising to a maximum height of 12'3. Double aspect with a double glazed apex window and double glazed window to front overlooking the drive and garden.

SHOWER ROOM - 11' x 5'10" (3.35m x 1.78m)

Shower cubicle with dual mixer shower, heated towel rail, wash hand basin with vanity cupboard below and additional storage. Heated and illuminated mirror. Opaque PVCu double glazed window.

SEPARATE WC - White low-level WC, and wash hand basin with vanity cupboard below. Heated towel rail. Opaque double-glazed window to rear with deep display sill. Tiling to half wall height.

OUTSIDE - The granary barn can be accessed straight off the parish road and has its own drive providing an off road parking area, being completely separate from the main farmhouse. The barn has a lovely private garden which is bordered by a range of mature trees and hedges. The garden is principally laid to lawn and with a patio area adjoining the rear of the property, providing the ideal spot for alfresco dining and entertaining.



The Granary Barn



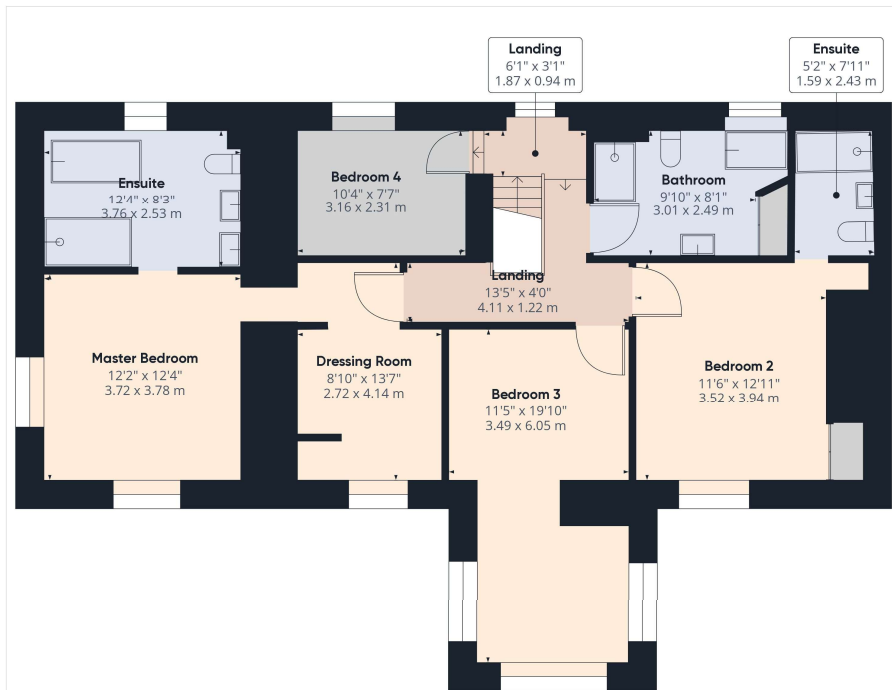


West Paddon Farmhouse Floorplan and the Granary Barn Floorplan



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)

© David Goodrough - Hills - Not to Scale
Plan produced using 'PlanJig'



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

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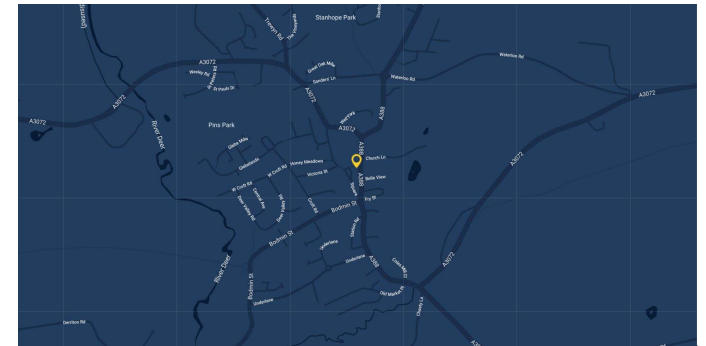
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