



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 St Andrews Close  
Sutcombe  
Holsworthy  
Devon  
EX22 7PL

**Asking Price: £429,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

15 St Andrews Close, Sutcombe, Holsworthy, Devon, EX22 7PL



- SPACIOUS DETACHED FAMILY HOME
- 5 BEDROOMS
- 3 ENSUITES
- 2 RECEPTION ROOMS
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LANDSCAPED GARDEN
- STUNNING COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: D:



Situated on the edge of the sought after village of Sutcombe is an opportunity to acquire this spacious, versatile and ecofriendly detached family home, offering 5 bedrooms (3 ensembles), 2 receptions rooms, off road parking, landscaped rear garden and stunning far reaching countryside views. An internal viewing is highly recommended to appreciate its size and location. Available with no onward chain. EPC rating D.



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## Situation

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, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill whereupon St Andrews Close will be found on the right hand side. Proceed into the development and follow the road round bearing left, and the property will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



# Internal Description

**Entrance Porch** - Double doors to inner hall. Plenty of room to store coats and shoes.

**Inner Hall** - Stairs to first floor landing. Access to useful understairs storage area. Window to side elevation.

**Kitchen/Dining Room** - A fitted kitchen comprising base mounted units with wooden work surfaces over, incorporating a "Belfast" sink with mixer tap. Space for dishwasher, fridge and electric "Stoves" range style cooker with 5 ring gas hob. Separate pantry. Ample room for dining table and chairs. Window to side elevation. Inner doors leading to conservatory.

**Conservatory** - Bright reception room with windows to side and rear elevations enjoying far reaching countryside views. 2 Velux windows. Double glazed French patio doors to balcony.

**Living Room** - Light and airy reception room with feature wood burning stove (does the hot water and underfloor heating), decorative surround and slate hearth. Ample room for sitting room suite. Windows to side and double glazed French patio doors to rear elevation.

**Office** - Window to front elevation. Internal door to utility room.

**Utility Room** - Fitted with work surfaces incorporating an "Belfast" sink and mixer tap over. Plumbing and recess for washing machine, and tumble dryer, room for free standing fridge/freezer and useful storage units.

**Cloakroom** - Fitted with a pedestal wash hand basin and close coupled WC. Access to useful storage units. Window to side elevation.

**First Floor Landing** - Stairs leading to second floor landing.

**Bedroom 1** - Generous double bedroom with windows to side and rear elevations enjoying stunning countryside views. Cupboard housing hot water cylinder.

**Ensuite Shower Room** - A matching suite comprising large shower cubicle with mains shower over, vanity unit with inset wash hand basin, close coupled WC and heated towel rail. Window to side elevation.

**Bedroom 2** - Double bedroom with window to front elevation.

**Ensuite Shower Room** - Fitted with a large shower cubicle with mains shower over, vanity unit with inset wash hand basin, close coupled WC. Window to side elevation.

**Bedroom 3** - Double bedroom with window to rear elevation, enjoying countryside views.

**Bedroom 4** - Window to rear elevation. Built in wardrobe which has plumbing for close coupled WC and wash hand basin.

**Family Bathroom** - A 4 piece suite comprising free standing roll top bath with iron feet, separate shower cubicle with mains fed shower over, vanity unit with wash hand basin and close coupled WC. Window to side elevation.

**Second Floor Landing** - Access to useful eaves storage and bedroom 5.

**Bedroom 5** - Double bedroom with window to rear elevations. 2 x Velux windows. Further eave storage.

**Ensuite Bathroom** - A fitted suite comprising panel bath, vanity unit with wash hand basin and close coupled WC. Window to side elevation.

# Internal Description

**Outside** - The property is approached via a wooden 5 bar gate, onto a large tarmacked drive providing off road parking for several vehicles and giving access to the side and front entrance doors. A side path leads to the rear garden which is bordered by close boarded wooden fencing and mature hedges providing a high degree of privacy. The rear garden has been landscaped by the current owners with a number of paths bordered by a variety of established flowers and shrubs with areas laid to lawn. Within the garden there is a feature pond, decking area providing the ideal spot to enjoy the panoramic countryside views and a patio area providing the ideal spot for alfresco dining and entertaining.

**EPC Rating** - EPC rating "D".

**Council Tax Banding** - Band 'E' (please note this council band may be subject to reassessment).

**Services** - Mains water, electric, gas tank  
private drainage  
water harvesting system  
woodburning stove does the hot water, underfloor heating.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>61</b>	<b>67</b>
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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