



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 St. Andrews Close  
Sutcombe  
Holsworthy  
Devon  
EX22 7PL

**Asking Price: £420,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)**



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



- SUBSTANTIAL DETACHED FAMILY HOME
- 5 BEDROOMS/3 ENSUITES
- 2 RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- PLENTY OF INTERNAL AND EXTERNAL STORAGE
- LANDSCAPED GARDEN
- EXTENSIVE OFF ROAD PARKING AREA
- STUNNING COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- RAIN WATER HARVESTING & FILTRATION SYSTEM
- SOLAR THERMAL PANELS
- UNDERFLOOR HEATING



A exciting opportunity to acquire this substantial ecofriendly detached family home, providing well-presented accommodation throughout. This spacious property is arranged over 3 levels and offers 5 bedrooms (3 ensembles) and 2 reception rooms, along with extensive off road parking, landscaped wrap around garden and useful cellar. The residence is located on the edge of a sought after village and occupies a prime location within a lovely quiet cul-de-sac, enjoying a generous corner plot, with stunning views of the surrounding countryside. An internal viewing is highly recommended to truly appreciate the location, size and flexibility of this property. EPC D.



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## 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.

## 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.





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# Internal Description

## **Entrance Porch** - 5'8" x 3'4" (1.73m x 1.02m)

Space to hang coats and store shoes. Internal double doors leading to the inner hallway.

## **Cloakroom** - 8'3" x 4'6" (2.51m x 1.37m)

Fitted with a pedestal wash hand basin and low close coupled WC. Access to useful storage cupboard. Sash window to side elevation.

## **Inner Hallway** - 12'2" x 6'6" (3.7m x 1.98m)

A grand inner hallway providing access to the cloakroom, office, living room and kitchen/diner. Staircase leading to the first floor landing, giving access to 4 bedrooms and the family bathroom. Useful understairs storage area. Sash window to side elevation.

## **Office** - 9'9" x 8'2" (2.97m x 2.5m)

A light and airy office space with sash window to front elevation. Internal door to utility room.

## **Utility Room** - 9'11" x 9'10" (3.02m x 3m)

Space and plumbing for washing machine and tumble dryer, with worksurfaces over incorporating a "Belfast" sink unit and mixer tap. Additional storage units and space for an American style Fridge/Freezer. Sash window to front elevation and stable door to side, leading to driveway and garden.

## **Living Room** - 17'10" x 13'4" (5.44m x 4.06m)

A stunning, light and airy reception room with two large sash windows to side elevation, overlooking the surrounding garden and countryside beyond. Ample room for sitting room suite, with feature woodburning stove, supplying the properties underfloor heating and hot water. Double glazed French patio doors lead to a raised decking area.

## **Kitchen/Diner** - 17'8" x 12'4" (5.38m x 3.76m)

A complete kitchen comprising a range of base mounted unit with wooden worksurfaces over, incorporating a "Belfast" sink and mixer tap. Recess for "Stoves" electric range style cooker with 5 ring gas hob and extractor over. Built in appliances include fridge. Space for dishwasher. Feature island and large walk in pantry cupboard. Ample room for large dining table and chairs. Internal doors to sun room and sash window to side elevation.

## **Sunroom** - 19'9" x 7' (6.02m x 2.13m)

A stunning reception room with windows to side and rear elevations, enjoying far reaching views of the surrounding countryside. Double glazed patio doors leading to raised decking area. Two Velux windows.

## **First Floor Landing** - 11'10" x 6' (3.6m x 1.83m)

Provides access to the 4 bedrooms and family bathroom. Stairs leading to the second-floor landing.

## **Family Bathroom** - 10'2" x 9'3" (3.1m x 2.82m)

A matching 4 piece suite comprising free standing clawfoot bath, separate shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and close coupled WC. Sash window to front elevation.

## **Bedroom 3** - 14' x 9'10" (4.27m x 3m)

Spacious double bedroom with 2 sash windows to front elevation.

## **Ensuite Shower Room** - 9'9" x 3'11" (2.97m x 1.2m)

A fitted suite comprising shower cubicle with mains fed shower over, close coupled WC and vanity unit with wash hand basin and mixer tap over. Sash window to side elevation.

## **Bedroom 1** - 12'4" x 11'6" (3.76m x 3.5m)

A generous, bright double bedroom with sash windows to side and rear elevations, enjoying pleasant countryside views. Fitted with a range of built in wardrobes. cupboard housing hot water cylinder.

## **Ensuite Shower Room** - 8'10" x 5'8" (2.7m x 1.73m)

A large ensuite comprising walk in shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, close coupled WC and heated towel rail. Sash window to side elevation.

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**Bedroom 4** - 12'4" x 11'6" (3.76m x 3.5m)

Double bedroom with sash windows to rear elevation, enjoying views of the surrounding countryside.

**Bedroom 5** - 8'4" x 7'10" (2.54m x 2.4m)

Single bedroom with sash window to rear elevation, with pleasant views of the garden and countryside beyond. Cupboard currently being used as a wardrobe and additional storage, was previously a cloakroom, plumbing is still in place if the new owners want to reinstate it.

**Second Floor Landing** - 6' x 3'1" (1.83m x 0.94m)

Provides access to two useful eaves storage cupboards and Bedroom 2. Sash window to front elevation.

**Bedroom 2** - 17'5" x 15'4" (5.3m x 4.67m)

Generous double bedroom with two windows to rear elevation. Access to further eave storage.

**Ensuite Bathroom** - 12' x 4'7" (3.66m x 1.4m)

A matching suite comprising panel bath with mixer tap and hand held shower attachment, vanity unit with inset wash hand basin and close coupled WC. Window to side elevation, enjoying far reaching countryside views.

**Cellar** - 14'2" (4.32) x 7'3" (2.2) & 13'2" (4.01) x 8'2" (2.5)

Accessed from the garden, a dry useful storage space, housing the rain water harvesting and filtration system. Gas fired boiler.





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**Outside** - The property is approached via its own private entrance driving providing access to an extensive off road parking area and leading to the side and front entrance doors. A side gate lead leads to the wrap around garden which has been landscaped to utilise every available space. A number of paths wonder through the tiered garden which is principally laid to lawn and decorated with established flowers, shrubs and fruit trees. Within the garden there is a veg garden and poultry area. The bottom tier has a lovely feature pond with waterfall and decked area which provides the ideal spot for alfresco dining and entertaining whilst enjoying the stunning views over the valley below. The garden is bordered by close boarded wooden fencing and mature hedges, providing a high degree of privacy.

**EPC Rating** - EPC rating D (61). Valid until November 2032.

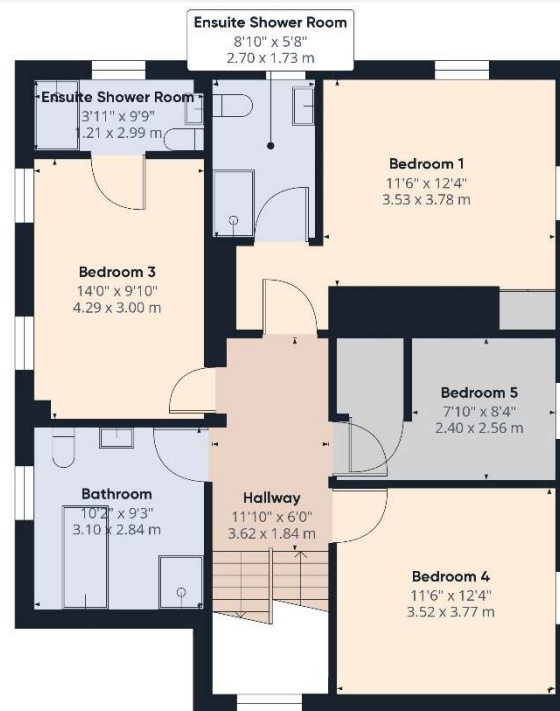
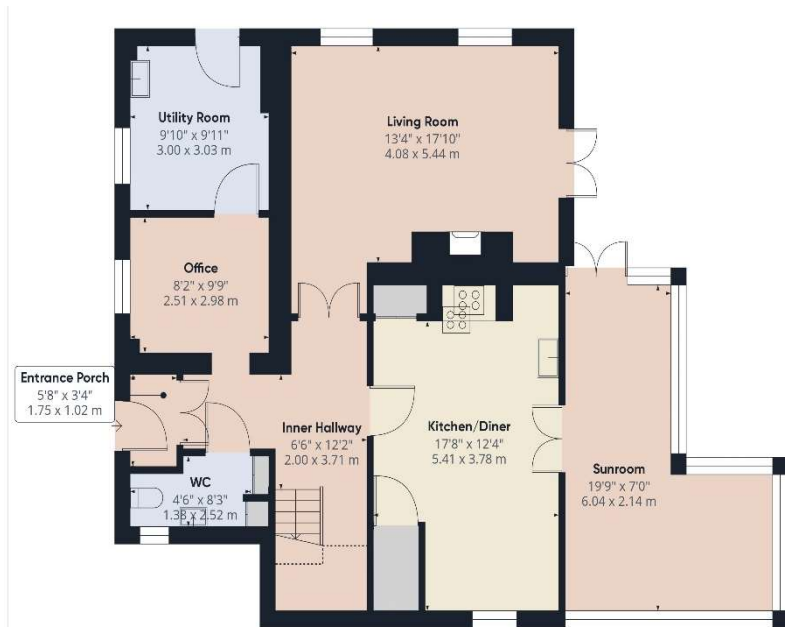
**Services** - Mains water, electric and drainage. Gas central heating and for the cooker. Woodburning stove supplying the underfloor heating and hot water. Underfloor heating also supplied by the gas central heating and solar panels. Rain water harvesting and filtration system. Solar Thermal Panels and insulated concrete foam construction. Double glazing throughout.

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



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

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Please do not hesitate to contact  
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Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

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>D</b>	61	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	