



The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

Head out of Bude towards Stratton and take the A3072 towards Holsworthy. Upon reaching the market town of Holsworthy take the A388 signposted towards Bideford. Follow this road for approximately 4 miles until reaching Holsworthy Beacon. Take the first turning signposted left towards Sutcombe. Follow this road for approximately 2 miles, upon entering the village proceed up the hill and the property will be located on the right hand side.

## Cobblers,

Sutcombe, Holsworthy, Devon, EX22 7PW

Price £375,000

Cobblers is a detached period cottage with a detached barn which offers huge potential for further accommodation (subject to planning) situated in the heart of the popular and quiet semi-rural village location of Sutcombe, located approximately 5 miles from the market town of Holsworthy and 13 miles to the coastal town of Bude!

The well presented property offers an entrance porch, South aspect sitting room with wood burner, dining room, kitchen, utility and ground floor shower. On the first floor there four bedrooms and a bathroom.

Outside there are generous South facing gardens with a patio seating area, vegetable patch and detached barn with workshop, useful store and shower room. Available with no onward chain.

### PORCH

**6' 0" x 3' 8" (1.83m x 1.12m)** Entering via a wooden door to the entrance porch with wooden framed windows to either side and composite double glazed stable style door opening into:-

### SITTING ROOM

**18'2 max' 12'2 min" x 12' 11" (5.79m x 3.94m)** A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens. Staircase ascending to the first floor, wooden beam to ceiling, stone fireplace with stone hearth and wood burner. Two wall mounted electric radiators.

### DINING ROOM

**16'1 max' 13'8 min" x 12' 11" (5.21m x 3.94m)** A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation with window seat, overlooking the gardens. Wooden beams to ceiling, stone fireplace with wooden lintel and Firebird oil fired boiler. Wall mounted electric radiators. Door to:-

### KITCHEN

**15' 5" x 7' 2" (4.7m x 2.18m)** Twin UPVC double glazed windows to the rear elevation and beams to ceiling.

The kitchen is finished with a range of base units with fitted slimline square edge worksurface, inset stainless steel sink and drainer with mixer tap, tiled splashback, space for freestanding electric cooker with extractor canopy and space for undercounter fridge.

### REAR PORCH/UTILITY

**7' 2" x 5' 8" (2.18m x 1.73m)** UPVC door to the rear elevation, cupboard housing the consumer unit, radiator and wall mounted electric radiator.

### UTILITY ROOM

**7' 11" x 7' 2" (2.41m x 2.18m)** Wooden beams to ceiling, radiator, space and plumbing for washing machine, space and plumbing for dishwasher and space for freestanding fridge/freezer. Door to:-

### SHOWER ROOM

**7' 0" x 5' 6" (2.13m x 1.68m)** UPVC obscure double glazed window to the side elevation, double shower enclosure with electric shower, pedestal wash hand basin and WC.

### FIRST FLOOR

A split level landing with a UPVC double glazed window to the rear elevation, the ideal area for home office or reading area. Loft hatch access with pull down ladder. Doors serve the following rooms:-

### BEDROOM ONE

**14'2 max' 12'7 min" x 12' 11" (4.57m x 3.94m)** A bright and spacious South aspect principal bedroom with UPVC double glazed window to the front elevation with a deep window sill which creates an ideal window seat, offering views across the gardens, treetops, extending to the countryside and Dartmoor can be seen on a clear day. Feature stone chimney breast and wall mounted electric radiator.

### BEDROOM TWO

**12'4 max' 11'2 min" x 13' 2" (3.94m x 4.01m)** A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation with deep window sill providing a perfect window seat offering views across the gardens, treetops, extending to the countryside and Dartmoor. Feature stone chimney breast, pedestal wash hand basin and wall mounted electric radiator.

### BEDROOM THREE

**13' 2" x 7' 2" (4.01m x 2.18m)** A bright dual aspect room with UPVC double glazed windows to the rear and side elevations. Wall mounted electric radiator and further radiator.

### BEDROOM FOUR

**6' 6" x 11' 7" (2m x 3.53m)** A bright dual aspect room with UPVC double glazed windows to the rear and side elevations. Built in cupboard, wall mounted electric radiator and further radiator.

### BATHROOM

**7' 4" x 6' 10" (2.24m x 2.08m)** UPVC obscure double glazed window to the front elevation, fully tiled walls, panel enclosed bath, pedestal wash hand basin, WC and radiator.



### DETACHED BARN

#### WORKSHOP

**14' 11" x 11'2 max' 9'9 min" (4.55m x 3.58m)** Entering via wooden framed doors with matching fixed side panels to the workshop, loft hatch access, wall mounted consumer unit light and power connected.

#### STORE

**14' 5" x 11' 1" (4.39m x 3.38m)** Wooden framed French doors to the side elevation with matching fixed side panels and loft hatch access. Door to:-

#### SHOWER ROOM

**7' 6" x 5' 1" (2.29m x 1.55m)** Fully tiled walls, shower enclosure with electric shower, pedestal wash and basin and WC.

#### GARAGE/WORKSHOP

**19' 4" x 11' 7" (5.89m x 3.53m)** The double height space with wooden framed windows to either side elevation light and power connected. The garage door has been removed and replaced with wooden boarding.

#### OUTSIDE

The property is approached via twin wooden enclosed gates which open onto extensive gravel driveway with gravel pathway leading to the entrance porch. The generous gardens are located to the front of the property, laid to lawn with a paved patio seating area, decked seating area to one side, attractive planting, with steps and also a slide down to the lower gardens with rose garden, fruit bushes, green house and vegetable garden. There is also further off road parking to the rear of the property.

#### COUNCIL TAX

Band D

#### SERVICES

Mains electricity and water. Partly oil fired and partly electric heating. Private drainage via septic tank

#### TENURE

Freehold

