

Sutcombe - Matcott View, North Devon EX22 7QL
Freehold 3-Bedroom Barn Conversion Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment



Investment Consideration:

- Purchase Price: £495,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises newly completed 3-bedroom barn conversion
- Generous open-plan living space
- Principal bedroom with large en-suite bathroom
- Additional modern family bathroom
- Blend of traditional character and contemporary finishes
- Front garden and 2 parking spaces with EV charging
- Quiet rural location with far-reaching countryside views
- Road connections via the A388 and A39 provide access to the wider region, including Barnstaple and Exeter
- Popular tourist destinations nearby include Clovelly, Bude's beaches and surf spots, and the Tamar Lakes for walking, fishing, and watersports.



Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment



Property Description:

The property comprises a 3-bedroom barn conversion, recently completed to a high standard. The property is arranged as an open-plan kitchen living area with oak finish flooring and vaulted ceilings. The kitchen features integrated appliances and large worktops. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A separate family bathroom is finished with modern fittings. Externally, the property benefits from a private garden and 2 parking spaces with EV charger, providing the following accommodation and dimensions:

Ground Floor: 83.70 sq m (900 sq ft)

Open plan kitchen/living, master bedroom with en-suite, double bedroom, single bedroom, bathroom



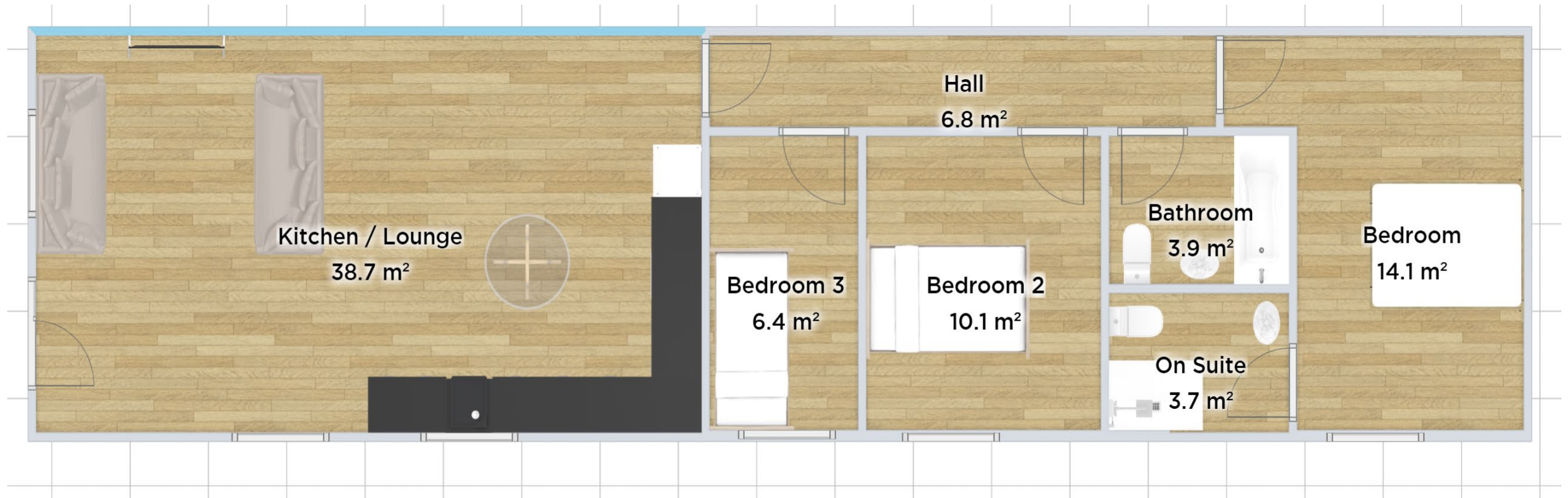
Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment



Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment



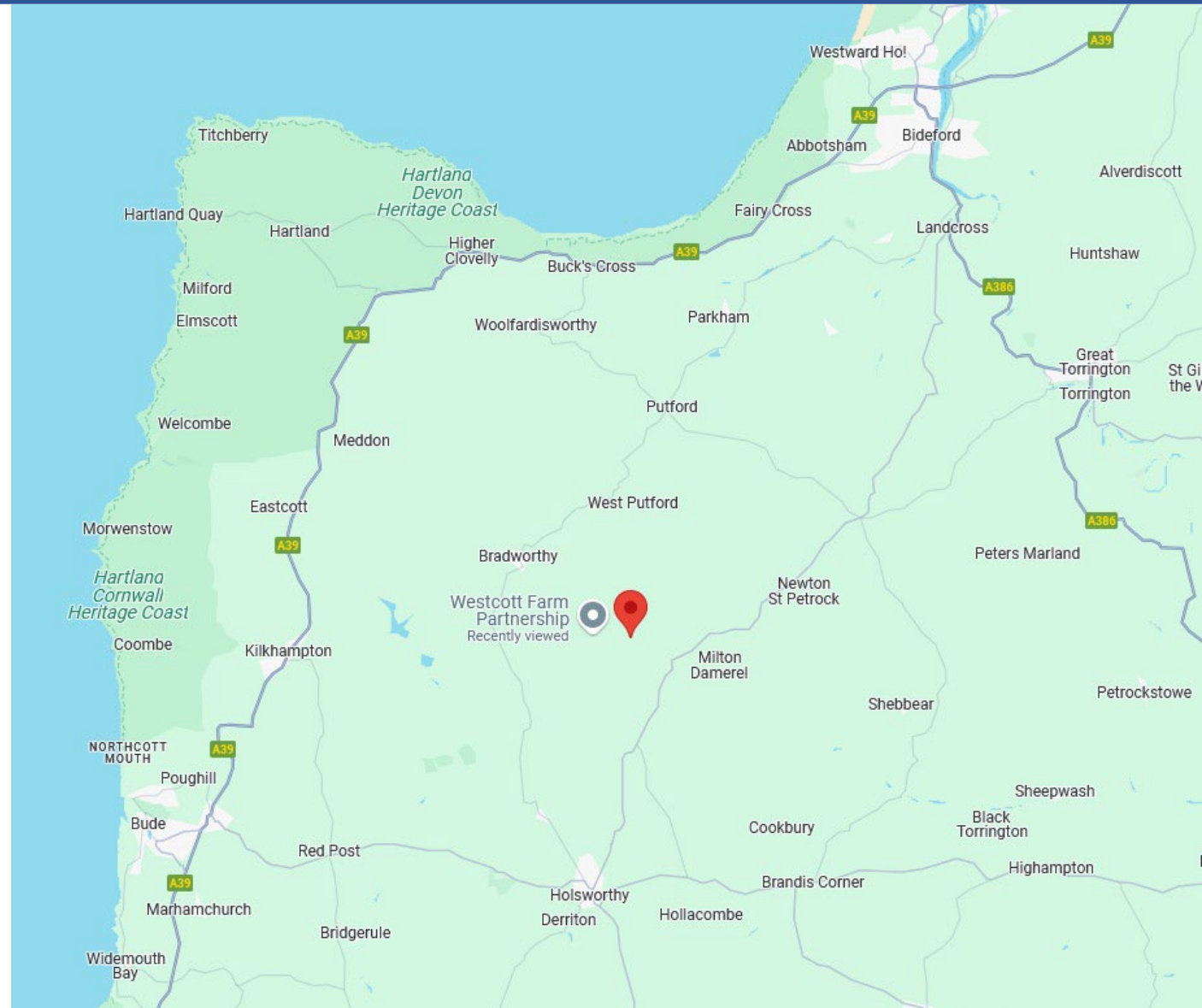
Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment



Location:

The village offers a peaceful countryside setting while remaining within easy reach of nearby market towns such as Holsworthy (approximately 6 miles) and Bude on the North Cornwall coast (approximately 12 miles). Road connections via the A388 and A39 provide access to the wider region, including Barnstaple and Exeter. The nearest mainline rail services are available from Exeter St Davids, offering direct trains to London Paddington and other major cities. The area is well known for its stunning natural landscapes and is a short drive from the North Devon Coast Area of Outstanding Natural Beauty. Popular tourist destinations nearby include Clovelly, Bude's beaches and surf spots, and the Tamar Lakes for walking, fishing, and watersports. Dartmoor National Park is also accessible for day trips.



Sutcombe - Matcott View, North Devon EX22 7QL

Freehold 3-Bedroom Barn Conversion Investment

Contacts:

For further information or to schedule a viewing, please contact Callum Dormer or Sam Georgev.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Callum Dormer – Sales & Lettings
M: +44(0)77667 53302
E: callum@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.