

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.





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### 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



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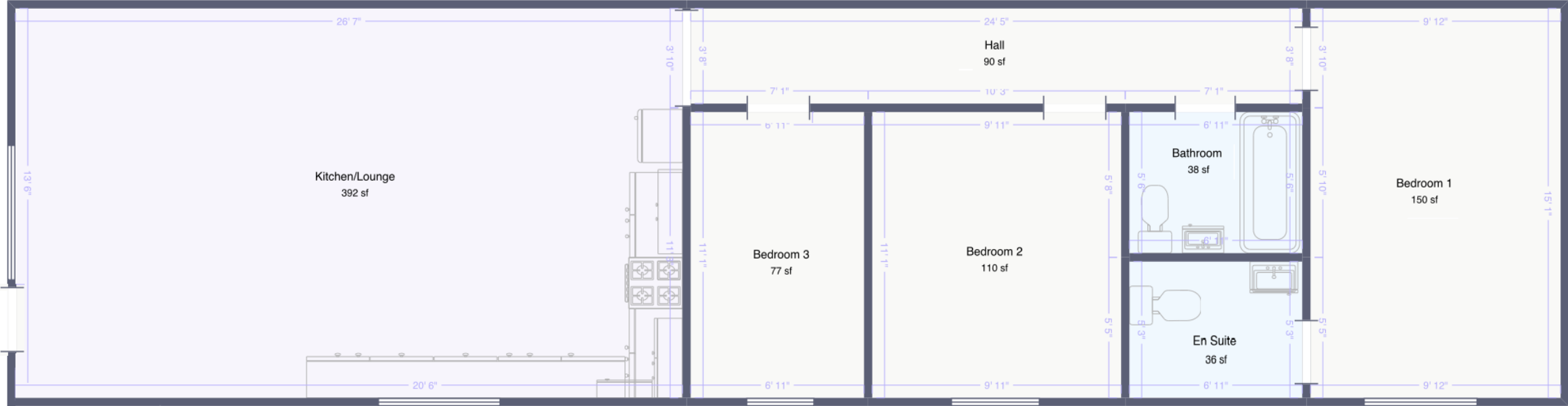
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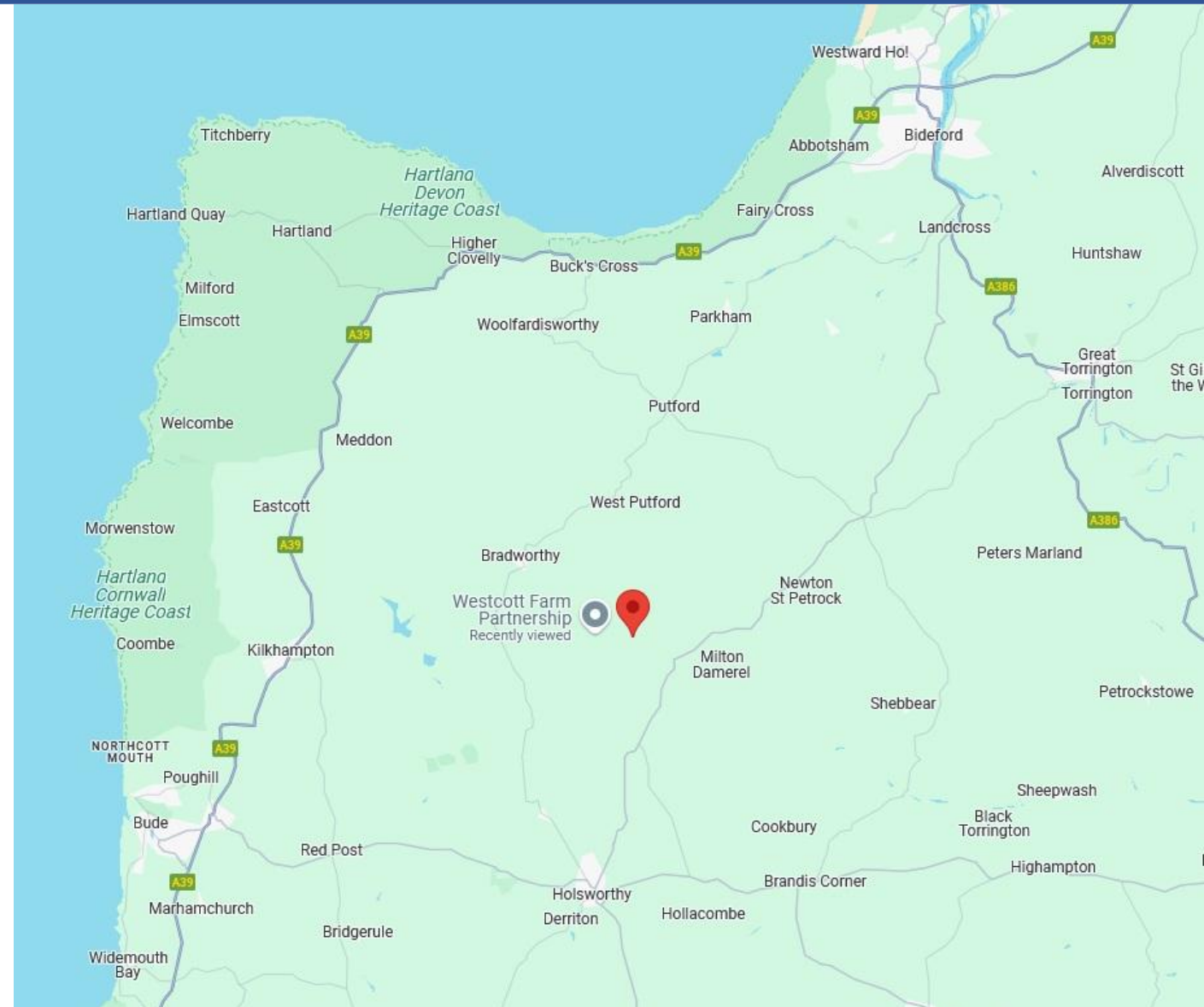
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### Location:

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.





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### Contacts:

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



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