



**Sycamore House, Woodacott,
Holsworthy, Devon, EX22 7BT**

Guide Price £675,000 Freehold



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



A superbly presented detached property in a rural hamlet, ideally suited to multi-generational living

- Hosted Virtual Viewing Available
- 3,800 Sq Ft of Accommodation
 - 4 Bedroom House
 - 2 Bedroom Annexe
 - 2 Bedroom Flat
- Ample Off Road Parking
 - Gardens
 - EPC Band C

SITUATION Set in a rural hamlet in North Devon countryside, only 4 miles from the thriving market town of Holsworthy which caters for day-to-day needs. The coastal resort of Bude is 13 miles to the west with extensive sandy beaches and cliff walks.

The town of Okehampton is some 20 miles to the south east, with access to the A30 trunk road and regular train service to London Paddington (via Exeter). The A30 provides easy access to Exeter with access to the M5 motorway network and an international airport.

DESCRIPTION Ideal for multi-generational living, the substantial 3,800 sq ft of accommodation briefly comprises: lounge/dining room with patio doors to the glass-roofed verandah and decked seating area, wood burner on slate hearth, stairs to the first floor, integral door to the flat and door to the office with door to the side.

Opening to the kitchen/breakfast room with a range of base and wall units, contemporary stone worktops, island unit with drawers and breakfast bar, inset induction hob, integral electric double oven, integral fridge/freezer and integral dishwasher. Patio doors to the conservatory with patio doors to the rear.

From the kitchen, a door leads to the inner hall with doors to a WC, boot room with external side door and integral door to the annexe, utility room with space and plumbing for appliances and storage cupboards.

From the lounge stairs with glass balustrade to the spacious landing with a storage cupboard and space for a seating area with a door opening to a Juliet balcony overlooking the front aspect. The first floor comprises 4 double bedrooms, 2 with fitted wardrobe space and 1 en suite shower room,



The Annexe



The Flat

and family bathroom comprising panelled bath with shower over, low flush wc and wash hand basin set in vanity with cupboards and drawers under.

THE ANNEXE From the rear, a door leads into the open plan living accommodation with kitchen area comprising base and wall units with integral 4-ring induction hob and extractor over, stairs to the first floor. The first floor has 2 bedrooms and shower room.

THE FLAT From the rear, a concrete ramp gives access to the door into the kitchen/living area with base and wall units, breakfast bar, 4-ring electric hob and integral oven, 2 bedrooms and shower room.

OUTSIDE The property is approached from the lane via a gravelled driveway with extensive parking for numerous vehicles. The garden is laid to lawn with well-defined boundaries and timber shed. The plot in all measures approximately 0.33 acres.

SERVICES Mains electricity and water. Private drainage. Oil fired central heating. Council tax band: House E, Flat A and Annexe A. Full EPC documents available on request. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted virtual viewings are available.

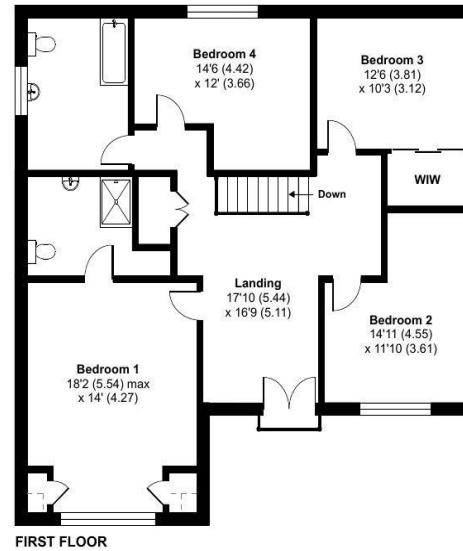
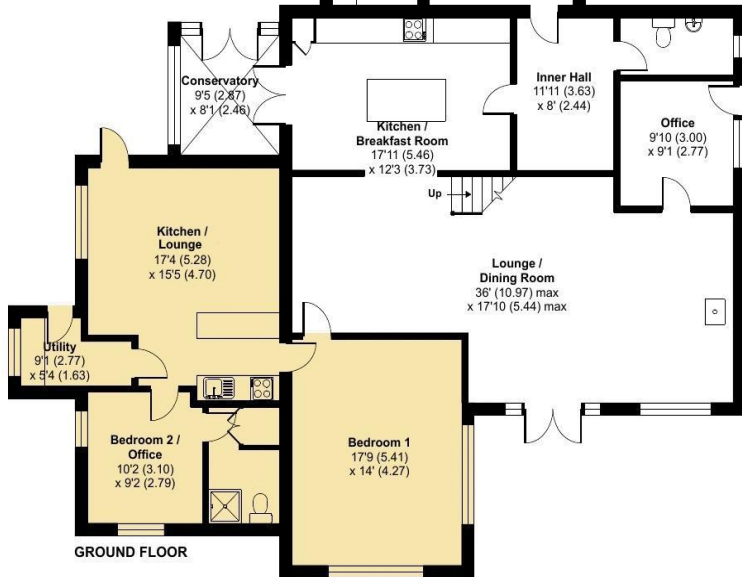
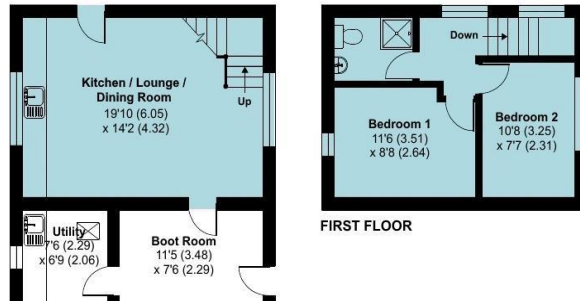
DIRECTIONS From Holsworthy proceed on the A3072 towards Hatherleigh. On reaching Anvil Corner, turn left sign posted to Cookbury/Thornbury, follow this road for approximately 1.2 miles and at Blagdon Moor Cross take the right hand turning to Woodacott/Thornbury. Proceed into the hamlet of Woodacott taking the first left and the property will be found a 100 yards on the right.

Sat Nav: EX22 7BT

What3Words: forum.mills.chain

Approximate Area = 3851 sq ft / 357.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 943997

For more information or to arrange a viewing, please contact us:

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