



Sycamore House

Woodacott, Holsworthy, Devon, EX22 7BT

KIVELLS

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Woodacott, Holsworthy, Devon, EX22 7BT

£650,000 Guide Price

Well-presented and spacious four-bedroom home in a peaceful rural setting

Versatile accommodation including an adjoining two-bedroom annexe and guest wing

Set within a substantial plot featuring beautifully maintained wraparound gardens

Generous driveway providing ample off-road parking

EPC Rating: C





Description

This well-presented 8-bedroom house provides a fantastic opportunity for those seeking a property to accommodate multi-generational living or income potential with two adjoining annexes. Sycamore house offers a generous 4-bedroom main residence with a two bedroom flat at one end of the property and a further two bedroom annexe at the other. The property has been well maintained and offers the opportunity to move in without the need for renovation. With parking for multiple vehicles and a sizable garden this property would suit a number of buyers.

The main residence briefly comprises of two entrance porches, sizeable living/dining room with French doors to the decking area and garden, modern kitchen with island and breakfast bar, a study, downstairs WC and utility. Upstairs you will find four generous sized bedrooms, a family bathroom, an en-suite off the master bedroom and a Juliette balcony in the landing area.

The flat comprises of open plan kitchen/living area with a breakfast bar, integrated oven and electric hob, utility room, bathroom and two bedrooms. The flat also has two separate access points, one through the utility and another through the main living space.

The annexe boasts open plan kitchen/living/dining area with a modern kitchen and plenty of windows to allow for lots of natural light. Upstairs you can find a bathroom and two double bedrooms.

Externally, Sycamore house boasts a large, gravelled driveway with extensive parking for multiple vehicles. This flows through to the garden which is predominantly laid lawn with mature hedges and shrubs. The garden is low maintenance and offers any potential buyer the opportunity to change or mould to their own standards. This plot comes to approximately 0.33 acres.

Outside the main Living room there is a sheltered deck area, perfect for al-fresco dining and enjoying summer evenings with a beautiful water feature, separating the decking and the driveway.

Both the Annexe and the Flat have their own access points to the garden/driveway with the Flat having a concrete ramp, making it accessible.

Situation

Situated in the peaceful hamlet of Woodacott, the property enjoys a tranquil rural setting while remaining conveniently close to local amenities. The nearby village of Bradford (approximately 2.5 miles away) offers a primary school, with a school bus service provided from Woodacott itself.

A wider range of amenities can be found in Holsworthy (around 4 miles away), including Waitrose and Co-op supermarkets, an M&S Food Hall with filling station, a variety of independent shops, cafés, public houses, veterinary surgery, and medical centre. The town also offers excellent leisure facilities, such as an indoor heated swimming pool, sports centre, and a well-regarded 18-hole golf course.

For those seeking the coast, the popular North Cornwall resort of Bude lies approximately 13 miles away, renowned for its beautiful sandy beaches, coastal walks and vibrant town centre with a range of shops, restaurants and leisure activities.

The Cathedral City of Exeter is around 45 minutes by car, providing a comprehensive range of retail, educational, and cultural facilities, along with access to the M5 motorway, mainline railway station, and international airport, offering convenient links throughout the UK and beyond.

Accommodation

Entry through UPVC double glazed door with sidelight to:

ENTRANCE PORCH

Large entry way with plenty of space for coats and boots. Fitted carpet, recessed spotlights, radiator and door leading to:

MAIN LIVING/DINING ROOM

Laminate wood effect flooring, feature log burner on slate hearth with stone feature wall behind, dual aspect UPVC double glazed windows to the side and front aspects with further UPVC double glazed French doors leading to the sheltered decking area and gardens. Recessed spotlights, wall lights, radiators, plenty of space for living room furniture with further space for a dining table. Stairs rising to the first floor with glass balustrade, door leading to annexe two and further double doors to:

KITCHEN

A range of matching eye and base level units with integrated fridge/freezer and dishwasher. Marble effect worktops over with incorporated stainless-steel sink with mixer tap over and glass splash backing behind. Further incorporated electric hob with extractor fan and light over and close coupled oven. Large kitchen island with three pendant lights over, matching base level units and worktops with breakfast bar on one side, perfect for entertaining. Tiled flooring, recessed spotlights, Full height wall mounted radiator, UPVC double glazed doors leading to:

CONSERVATORY

Offering an indoor/outdoor space to enjoy the views across the gardens with vinyl flooring.

STUDY

Currently used as a home bar for entertaining purposes with continuation of tiled flooring, recessed spotlights, full height radiator, UPVC double glazed door to utility and access to annexe two and further door to:

WC

Continuation of tiled flooring, heated towel rail, vanity unit with in-set hand wash basin with mixer tap over and close coupled push button WC. Small storage cupboard for WC necessities, UPVC double glazed obscured window to the side aspect and recessed spotlights.

FIRST FLOOR

LANDING AREA

Large first floor landing connecting all upstairs bedrooms and bathroom. Large enough space to also repurpose as study or TV area with fitted carpets, recessed spotlights, UPVC double glazed French doors opening to Juliette balcony. Radiator and doors leading to:

BEDROOM ONE

Double bedroom with plenty of space for bedroom furniture, fitted carpets, recessed spotlights, radiator and fitted wardrobes.

BEDROOM TWO

Large double bedroom with dual aspect UPVC double glazed windows to the side and front aspects, radiator, plenty of space for bedroom furniture, recessed spotlights and fitted carpets.

MASTER BEDROOM

Large king size bedroom with fitted carpets, recessed spotlights, radiator, UPVC double glazed window to the side aspect, access to small eaves storage cupboards and door leading to:

EN-SUITE

Three-piece suite comprising large walk-in shower enclosure with tiled splash backing, hand wash basin with vanity unit in-set, low level flush WC, heated towel rail, UPVC double glazed window to the side aspect, tiled flooring and recessed spotlights.





BEDROOM THREE

Double bedroom with fitted carpets, recessed spotlights, radiator, UPVC double glazed window to the side aspect and plenty of space for bedroom furniture.

ENTRANCE PORCH

UPVC double glazed door with side light and further UPVC double glazed window, tiled flooring, full height radiator, space for coats and boots and door to annexe one. Currently used as storage and connection to the main house. Door leading to:

UTILITY ROOM

Tiled flooring, a range of matching eye and base level units with worktops over matching the kitchen. Space and plumbing for washing machine under and further space and plumbing for tumble dryer. Directional spotlights, UPVC double glazed window to the side aspect and polycarbonate rooflight.

THE ANNEXE

LIVING/DINING/KITCHEN

Wood effect laminate flooring, UPVC double glazed windows to the side aspect and further UPVC double glazed door to the rear, providing quick access to the driveway and gardens. Radiator, recessed spotlights, stairs rising to the first floor, open under stairs storage area. Plenty of space for living room furniture and small dining table. The kitchen offers a range of matching eye and base level units with stone effect worktops over, large UPVC double glazed windows behind the sink area, providing views over the garden. Integrated stainless-steel sink with mixer tap over, integrated fridge/freezer, incorporated electric hob with extractor hood over and integrated oven under. Further space and plumbing for washing machine under worktops.

FIRST FLOOR LANDING

Fitted carpets, UPVC double glazed window to the rear aspect, radiator, ceiling light and doors leading to:

BATHROOM

Three-piece suite comprising shower cubicle with tiled splash backing, handwash basin with vanity unit below, close coupled low level flush WC and large UPVC obscured double glazed window to the side aspect.

BEDROOM ONE

Double bedroom with fitted carpets, ceiling light, radiator, small UPVC double glazed window to the side aspect, loft hatch access and space for bedroom furniture.

BEDROOM TWO

Double bedroom with fitted carpet, ceiling light, radiator, space for bedroom furniture and UPVC double glazed windows to the front aspect.

THE FLAT

Entrance through UPVC double glazed door to:

LIVING/DINING/KITCHEN

Open plan living dining/area with laminate flooring, space for living room furniture and small dining table although there is a breakfast bar with enough seating for two. Ceiling light, radiator and UPVC double glazed window to the rear aspect. A range of matching eye and base level units with granite effect worktops over. Incorporated electric hob with oven under and extractor hood over, incorporated 1 ½ times stainless steel sink/drain unit with mixer tap over. Space for fridge under worktops, tiled splash backing and door to:

UTILITY ROOM

Base level unit with granite effect worktop over with space and plumbing for washing machine and dishwasher. UPVC double glazed window to the rear aspect and further UPVC double glazed door to the side aspect. Tiled flooring, ceiling light and loft hatch access.

BEDROOM ONE

Continuation of laminate flooring, ceiling light, radiator, dual aspect UPVC double glazed windows to the rear and side aspects, space for bedroom furniture and door to:

EN-SUITE

Three-piece suite comprising shower cubicle with aqua boarding splash backing, low level flush WC, hand wash basin with storage cupboard under. Laminate flooring, UPVC double glazed window to the side aspect, ceiling light and storage cupboard.

BEDROOM TWO

Large king size bedroom previously part of the main house living/dining area. Current owners have put up a stud wall to create an extra bedroom for annexe two, meaning there is potential to remove the stud wall to create more space in the living/dining area of the main house. Wood-effect laminate flooring, recessed spotlights, dual aspect windows to the front and side aspects, radiator and plenty of space for bedroom furniture.



Floor Plan

Floor plan for identification purposes only, not to scale

Woodacott, Holsworthy, EX22

Total floor area 359.2 sq.m. (3,866 sq.ft.) approx



Floor plans are for identification purposes only.
All measurements are approximate.

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Tenure

Freehold

Services

Mains electricity and water, private drainage, oil-fired central heating.



EE Rating - C



Council Tax Band - House—E, Annexe—A



Directions

What3Words – albatross.tickles.grudging



Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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