



The Barn

Youlton, Sutcombe, Holsworthy, Devon, EX22 7QP

KIVELLS

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Youldon, Sutcombe, Holsworthy, EX22 7QP

£650,000 Guide Price

Four bedroom detached barn conversion set within 2 acres

Impressive open plan kitchen / living space with generous, versatile accommodation throughout

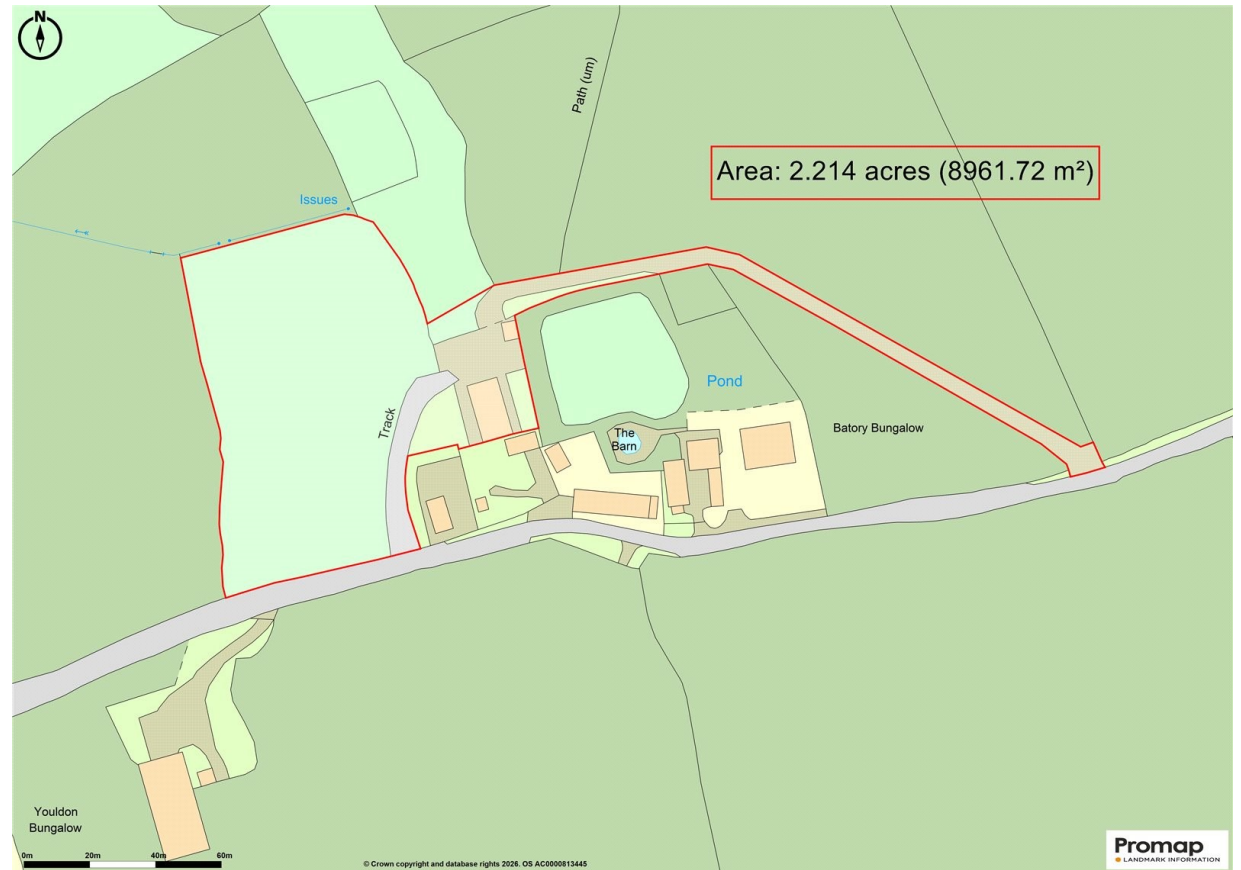
Further potential to convert the first floor (subject to the necessary consents)

Energy-efficient air source heat pump

Idyllic rural setting with far reaching countryside views

Offered for sale with no onward chain

EPC Rating: TBC



For identification purposes only

Situation

Situated in the small hamlet of Youldon, on the edge of the popular and friendly village of Sutcombe, surrounded by rolling Devon countryside. This peaceful rural setting offers an enviable lifestyle whilst remaining conveniently connected to nearby amenities.

Bradworthy, approximately 3 miles away, serves as the main village for the locality, providing a good range of traditional shops including a butchers, post office and general stores, together with a doctor's surgery, popular pub, social club and well-regarded Bradworthy Primary Academy with Pre-School facilities.

The market town of Holsworthy is around 7 miles distant and offers a wider range of everyday amenities, including a Waitrose supermarket. The North Cornish coast at Bude, renowned for its sandy surfing beaches, lies approximately 13 miles away, while Bideford is about 14 miles. Okehampton and the A30 dual carriageway are within roughly 20 miles, providing onward links to Exeter (approximately 40 miles), with its intercity rail connections and motorway access.



Description

A single-storey conversion of a former barn, set within gardens and grounds of approximately 2.2 acres, The Barn is approached via a long sweeping driveway and enjoys stunning far-reaching views across the surrounding countryside towards Dartmoor. Extending to approximately 1,779 sq ft, the property has been partly completed to a high specification, offering stylish, contemporary living with scope for further enhancement, subject to any necessary permissions.

The entrance opens into a stunning open-plan kitchen/lounge/dining space, flooded with natural light from six Velux windows and bi-folding doors to the garden, and enhanced by impressive double-height ceilings and engineered oak flooring. The bespoke kitchen features a large central island, integrated Neff appliances, quartz worktops and an inset sink with Quooker tap, creating a superb focal point for modern living and entertaining.

A rear hallway leads to four double bedrooms. Bedrooms two and three benefit from built-in wardrobes and ensuite shower rooms, while the principal bedroom boasts a walk-in wardrobe and a generous ensuite shower room, cleverly designed as a 'Jack and Jill' serving bedroom four. A rear porch/study provides a practical and versatile space for coats and boots, with direct access to the garden.

A mezzanine level has been constructed and is ready for purchasers to complete to their own specification. Designed as a secondary sitting room or study with a glass balustrade overlooking the main living space, it also offers potential to create an additional bedroom to the rear, which would command some of the finest views the property has to offer.

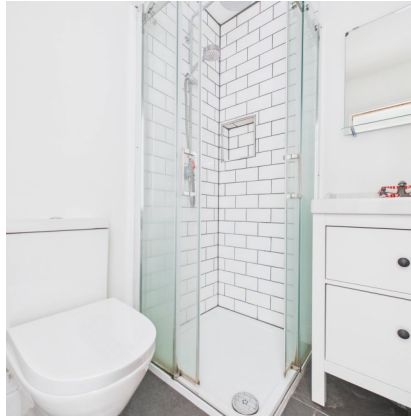




Outside

Approached via a long driveway, the property opens onto extensive parking to the front.

The gardens provide a blank canvas for landscaping, bordered predominantly by agricultural land and enjoying wonderful far-reaching rural views. In addition, there is a small paddock ideal for horses or small livestock, with the whole extending to approximately 2.2 acres.



Floor Plan

Floor plan for identification purposes only, not to scale





Services

Mains water, electricity and private drainage. Air source heat pump.

 EE Rating - TBC

 Council Tax Band - E

 Directions

What3Words - [///guesswork.copies.evenly](https://www.what3words.com/guesswork.copies.evenly)

 Virtual Tour

Available upon request

Viewings strictly by appointment only

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