



Barn 6

Matcott, Sutcombe, Holsworthy, EX22 7QL

KIVELLS

Barn 6, Matcott

Sutcombe, Holsworthy, EX22 7QL

£169,000 Guide Price



Location

Situated approximately one mile outside of the rural village of Sutcombe which offers a Church, Village Hall and an active rural community and has a network of public footpaths providing access to the lovely countryside in the area.

The neighbouring village of Bradworthy is approximately 3.6 miles and provides a range of shops as well as Bradworthy Primary Academy, garage/petrol station, post office, doctor's surgery, social club and public house.

The market town of Holsworthy is just over 6 miles, and offers a comprehensive selection of shops and services, including full range of educational facilities, doctor's surgery, hospital, industrial estate, leisure centre with swimming pool, library, golf course, petrol station with M&S Foodhall, Co-op and Waitrose supermarkets.

Within 10 miles is the Cornish Coastal Resort of Bude, famous for its sandy surfing beaches and access to the North Cornish Coastal path

Accommodation



Development opportunity to create a wonderful 4 bedroom two storey detached barn conversion in idyllic rural setting. The traditional barn will be part of the entire farm redevelopment to create an exclusive retreat in the unspoilt Devon countryside. The property when constructed will provide 4 bedrooms (3 en-suite), open plan kitchen/living area, utility and family bathroom. To the front will be two car parking spaces and private garden.

DESCRIPTION

Development opportunity to create a wonderful 4 bedroom two storey detached barn conversion in idyllic rural setting. The traditional barn will be part of the entire farm redevelopment to create an exclusive retreat in the unspoilt Devon countryside. The property when constructed will provide 4 bedrooms (3 en-suite), open plan kitchen/living area, utility and family bathroom. To the front will be two car parking spaces and private garden.

ACCOMMODATION

The planned accommodation is as follows:

GROUND FLOOR

Open plan Kitchen/Living Area
Utility
Bedroom One with En-Suite
Bedroom Two
Family Bathroom

FIRST FLOOR

Bedroom Three with En-Suite
Bedroom Four with En-Suite

PLANNING APPLICATION

Planning application number 1/1085/2020/FUL dated 9 February 2021. A copy of the permission and associated drawing can be viewed on Torridge District Councils website at torridge.gov.uk.

PROPOSED FLOOR PLAN

The proposed floor plan displayed is not to scale and is for identification purposes only.

PROPOSED SITE PLAN

Barn Six and all associated ground is indicated in red.

DIRECTIONS

From Holsworthy Town Square turn left along Fore Street and at the mini-roundabout go straight over. Proceed towards Bideford and upon reaching Holsworthy Beacon turn left signposted Sutcombe. Follow signs to Sutcombe and on the outskirts of the village and just over a small stone bridge turn right signposted to 'Upcott/Brendan' (opposite a row of cottages). Proceed up the hill, past a farm on the left hand side and turn immediately right. Proceed past Hawkwell Farm on the right hand side. Continue round a right hand bend and then a left hand bend. Go past Matcott Cottage and Matcott Manor on the left and shortly after the entrance to the courtyard will be found on the left hand side clearly indicated by a Kivells For Sale board.

VIEWINGS

Please ring 01409 253 888 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com

Outside

The proposed external areas include off-road parking for 2 cars to the front and amenity area to the rear.

Services

Mains water, electricity and shared private drainage.

Tenure

Freehold.



EE Rating - To be confirmed



Council tax band - A



Directions

What3Words -

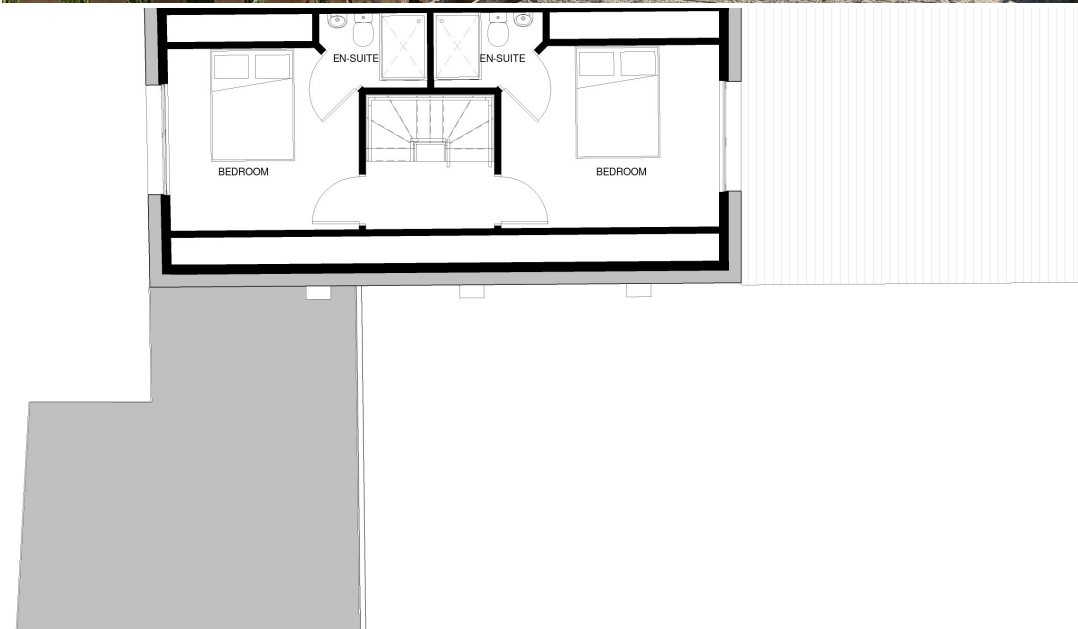


Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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