



The Barn at Batory

Sutcombe, Holsworthy, Devon, EX22 7QP

Guide Price £650,000

EPC: C Council Tax: E Tenure: Freehold Bedrooms: 4 Reception Rooms: 1 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Brand new barn conversion.
- Stunning open plan kitchen/living/dining room with vaulted double height ceiling.
- Potential to convert the first floor space, subject to regulation and consent.
- Approximately 2.9 acres of land.
- Rural location with outstanding views.
- No onward chain.
- Energy efficient air source heat pump.
- Four bedrooms, three bathrooms.







STEP INSIDE

Barn at Batory

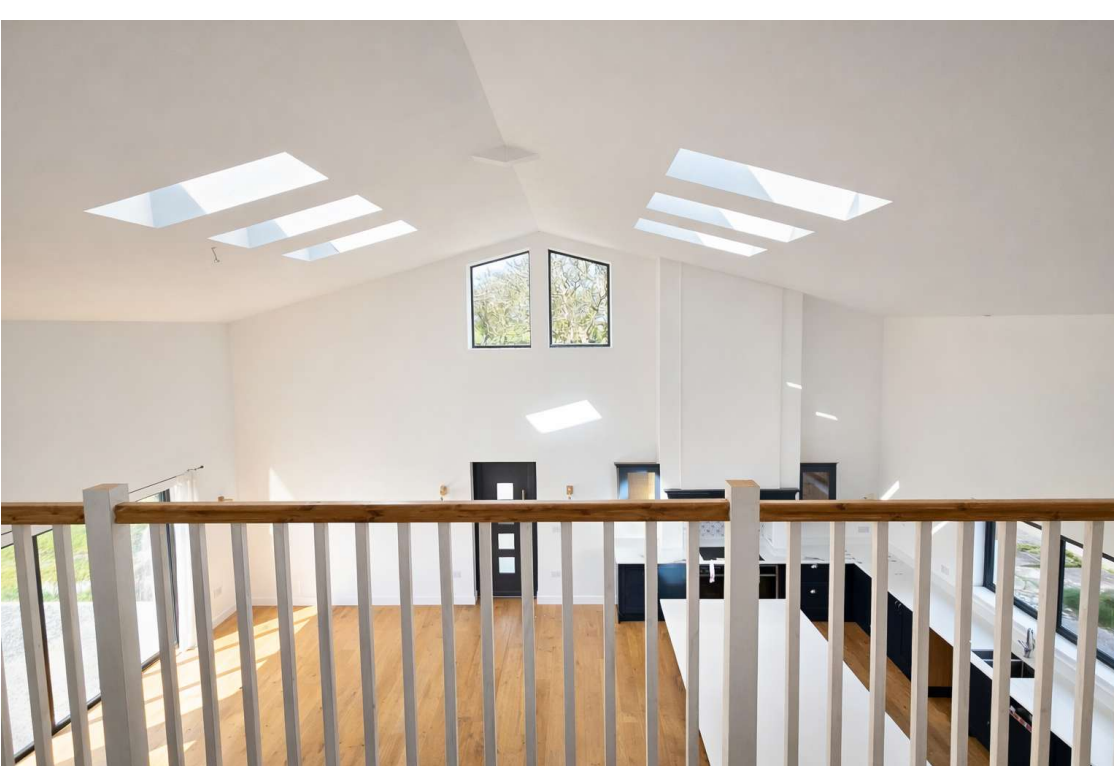
This brand-new, single-storey barn conversion, originally an agricultural building, boasts an impressive 1,779 square feet of accommodation. Located at the end of a long driveway, the property enjoys stunning, far-reaching westward views of the surrounding countryside with amazing sunsets enjoyed through the year. The high-specification finish by the current owners leaves room for further personalization and development, subject to necessary permissions. The property is being sold with the remainder of a structural engineer's warranty.

As you enter through the main door you step into an amazing and expansive, light-filled kitchen/lounge/diner.

This impressive space features double-height ceilings, engineered oak flooring, two large windows on the gable end, six Velux windows, two sets of bi-fold doors leading to the patio and garden, and a custom-built kitchen with a large central island, integrated Neff appliances, quartz worktops, and a Quooker tap.

The hallway provides access to four double bedrooms, two of which include built-in wardrobes and ensuite shower rooms. The principal bedroom boasts a walk-in wardrobe and a large ensuite shower room, which doubles as a 'Jack and Jill' bathroom for the fourth bedroom. Additionally, there is a rear porch/study, ideal for coats and boots, with a door to the garden.





A mezzanine level, constructed by the current owners, offers an opportunity for further customization along with the large loft, currently used for storage. The mezzanine could be used as a secondary sitting room or study with a glass balustrade overlooking the stunning kitchen/lounge/dining room, with the loft store room having potential for an additional bedroom/gym/cinema room, with breathtaking views. The staircase to this level could be incorporated within the ground floor porch/study.

STEP OUTSIDE

Barn at Batory

The property is approached via a long drive leading to extensive parking space suitable for multiple vehicles. The gardens are a blank canvas, surrounded by agricultural land and offering stunning rural views. There is a small paddock, perfect for horses, sheep, or goats, contributing to the total land area of approximately 2.9 acres.

LOCATION

Barn at Batory

The property is set in a very rural location, in a tiny hamlet called Culsworthy, about 2 miles from Milton Damarel.

The beauty is that it is still is very accessible to three major towns.

The market town of Holsworthy is within 6 miles of the property and has a market every Wednesday in the characterful town square. There is a Waitrose supermarket, many other useful shops, a library, swimming pool, schools and other small businesses.

The coastal resort of Bude lies approximately 15 miles away and features two sandy beaches and has access onto the North Cornish coastal path providing superb cliff top walks.

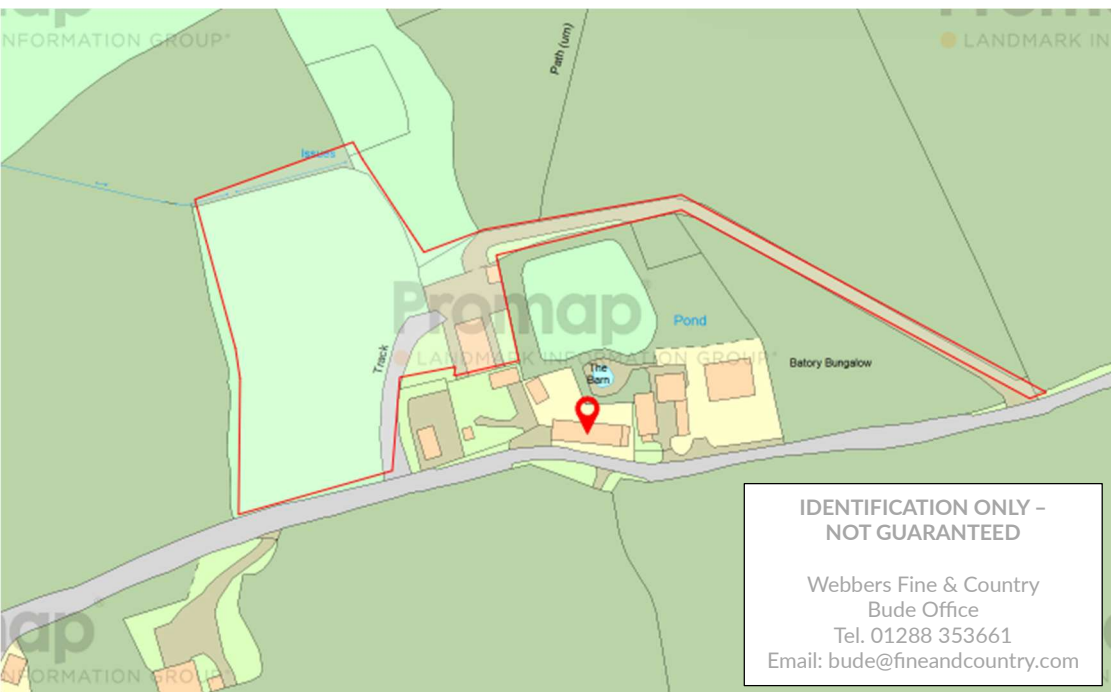




The North Devon town of Bideford is a similar distance away again providing further amenities, a lovely quayside area with river walks along the Tarka Trail.

From Bideford, access is gained onto the main North Devon Link Road which provides access to the M5, Bristol and beyond. Newquay, an hour's drive south of Bude has an international airport and from Holsworthy takes an inland route to Okehampton which provides access onto the main A30 trunk road to Exeter, its international airport and the M5. Exeter also has a busy railway network again providing a direct link to London.

Closer to hand in Milton Damerel itself the garage/filling station is a useful place for day to day shopping and there is an organic farm shop and a high-quality country club nearby, as is the private school, Shebbear College.

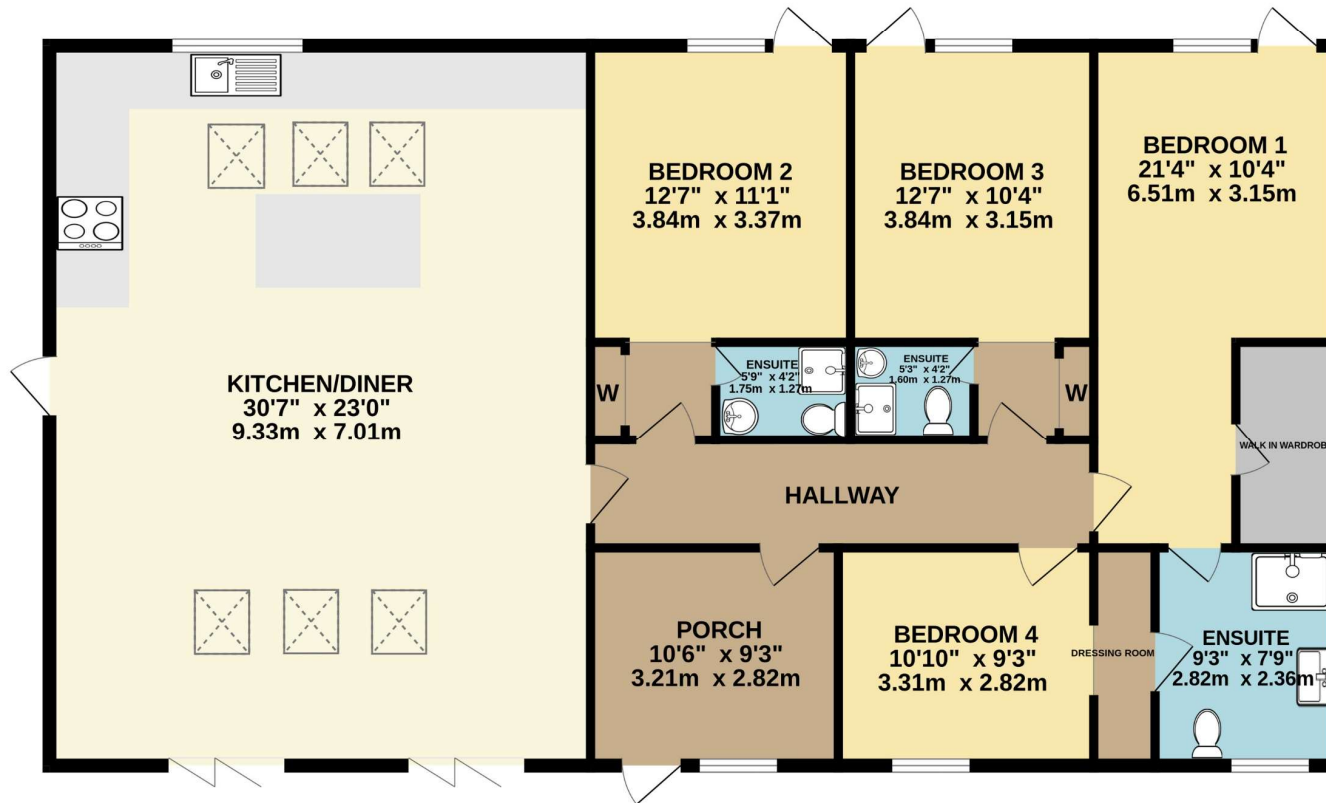


DIRECTIONS

From Venn Green, turn left at the crossroads and proceed to the next junction. Turn left and then immediately left again, signposted Youlden. Drive along this lane and the first set of double gates you see on the right-hand side is the entrance to Holcombe Barton.

what3words.com - [///lifeboats.dashes.tributes](http://lifeboats.dashes.tributes)

GROUND FLOOR
1674 sq.ft. (155.6 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Damion Braund

Local Director

Follow Bude on



Utilities and Services:

Mains water and electricity.
Private drainage via septic tank.

Broadband and Mobile Phone:

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting

<https://checker.ofcom.org.uk/>

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