



The Old Post Office



# The Old Post Office

Sutcombe, Holsworthy, EX22 7PN

Bradworthy - 2.4 miles Holsworthy - 5.8 miles Bude - 12 miles

Village property offering a characterful three-bedroom home, an adjoining two-bedroom cottage ideal for dual family or income generation, useful outbuildings offering potential for further development, with a large garden and off road parking.

- Character three-bedroom main residence
- Adjoining, separate two-bedroom cottage
- Large Garage/workshop and attached barn
- Mature landscaped gardens with ponds
- Backing onto open fields
- Off road parking for 3 cars
- Semi-rural location, just under 6 miles from Holsworthy
- No chain
- Good leasehold with title indemnity insurance provided
- Council Tax Band: B and A

Guide Price £395,000

## SITUATION

The property is situated in the sought-after rural village of Sutcombe, surrounded by rolling Devon countryside and farmland. The village benefits from a community hall, while the nearby village of Bradworthy provides a range of everyday amenities including shops, a primary school, vets, a public house, garage/filling station, butchers and local services. The coastal town of Bude, together with Holsworthy and Bideford, are all within easy reach, whilst larger centres such as Barnstaple and Exeter provide wider shopping, leisure and transport connections.

## DESCRIPTION

This unique and adaptable end of terrace stone built property comprises a characterful three bedroom main residence arranged with three reception rooms, retaining a number of original features that add charm and individuality. Adjoining the principal home is a self-contained two-bedroom cottage, offering excellent flexibility for extended family occupation, guest accommodation or potential supplementary income. Occupying a generous plot of approximately 0.2 acres in all, the property enjoys pleasant views across the surrounding countryside and offers significant scope for further enhancement or development, subject to any necessary planning permissions and consents.



## ACCOMMODATION

The main residence provides well-proportioned living accommodation including three reception rooms and three bedrooms. There is a light garden room, with a tiled floor, with a separate cloak room off, and overlooks the patio and garden. The kitchen is in a cottage style, with 2 further receptions rooms set to the front.

The living room has a wood burning stove set in inglenook stone fireplace and original exposed wooden beams. The dining room has built in storage and an understairs cupboard. Stairs lead up past a leaded glass feature window to the first floor landing, where there are 2 double bedrooms and single third, with a generous family bathroom with reclaimed oak floorboards and a separate shower cubicle. The adjoining cottage offers two further bedrooms together with independent living space, bathroom and kitchen, making it ideal for dual-family occupation, holiday letting or long-term rental opportunities although is in need of some modernisation..

## OUTSIDE AND OUTBUILDINGS

Externally, the property benefits from off-road parking for 3 cars, a large timber and galvanised garage/workshop which has potential to create a rural business, with an internal store room. Attached to this structure is a stone and cob barn with a slate roof in need of repair, which has been used as store room and workshop in the past. The grounds are landscaped with pathways, patios, well stocked flowerbeds and a couple of large ponds. There are mature trees and boundaries providing seclusion, with the rear garden backing onto open fields. The walled front garden is planted with mature shrubs with a cobbled path leading to the front door of the main residence. The combination of outbuildings and land further enhances the property's potential for conversion, expansion or alternative uses, subject to obtaining the appropriate permissions.

## SERVICES

Mains electricity, water and drainage. Electric heating and wood burning stove. Please note there is currently no heating in the cottage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From Holsworthy drive to Holsworthy Beacon and turn left signposted to Sutcombe. Drive into the valley and cross the bridge, and The Old Post Office will the first property on the left hand side marked with a Stags for sale board.

What3words - cookie.lend.protect

## AGENTS NOTE

The property is classed as Good Leasehold, with Title Indemnity Insurance provided by our clients. The original lease was granted on 24th June 1831 for a term of 1,000 years, although it has been lost for many years and the freeholder is unknown, as is not uncommon for houses of this age. The Title Indemnity Insurance covers risk to any buyer should the freeholder become known. To confirm, there are no service charges, ground rent or other fees payable.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	30
EU Directive 2002/91/EC			

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Approximate Area = 1711 sq ft / 158.9 sq m  
 Garage = 1271 sq ft / 118 sq m  
 Total = 2982 sq ft / 276.9 sq m  
 For identification only - Not to scale

First Floor

Ground Floor

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Stags. REF: 1473051