



19 St. Andrews Close

Sutcombe, Holsworthy, EX22 7PL

KIVELLS

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£325,000 Guide Price

Well-presented four bedroom, detached house

Enjoying fantastic far-reaching views towards the surrounding countryside

Rural yet accessible location, just a short drive from the coast

Landscaped rear garden with summerhouse

Garage and ample off-street parking

Benefitting from solar panels and EV charging point

Generous accommodation throughout

EPC Rating: A





Description

19 St Andrews Close is a well-presented four-bedroom detached home, offering generous and versatile accommodation throughout whilst enjoying fantastic far-reaching views across the surrounding countryside. Situated in a convenient village location, the property is just a short drive from the North Cornish coastline, making it an excellent opportunity for those seeking a spacious family home.

The accommodation briefly comprises a well-appointed kitchen, living room and utility room, together with a partially converted garage creating a versatile additional reception room, ideal for a home office or playroom room, whilst the remaining section provides a useful storage space. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from a beautifully landscaped rear garden, enjoying a high degree of privacy and complete with a summerhouse. To the front, a tarmac driveway provides ample off-road parking. Further benefits include solar panels and an EV charging point.

Situation

Sutcombe is a popular and well-served village situated amidst the rolling North Devon countryside, offering a range of local amenities including a village hall, parish church and primary school. The nearby market town of Holsworthy, approximately 7 miles away, provides a wider range of amenities including supermarkets, independent shops, cafés, restaurants, banks, schools and a leisure centre.

The stunning North Cornish coast, renowned for its sandy beaches, dramatic coastline and excellent surfing, is within easy reach, with the popular coastal town of Bude approximately 12 miles away.

The area also offers excellent opportunities for walking, cycling and other outdoor pursuits, with convenient access to the A39 Atlantic Highway providing links to Barnstaple, Bideford and beyond.

Accommodation

Entrance via a uPVC part glazed door into:

HALLWAY

Laminate flooring with stairs rising to the first floor and access to a useful understairs storage cupboard. Radiator.

KITCHEN

Window to the front elevation and obscure window to the side. Fitted with a range of base and eye level units with a work surface over incorporating a 1½ bowl inset sink with mixer tap. Electric hob with extractor hood above and eye-level oven. Integrated appliances include a fridge/freezer and dishwasher. Space for a dining table. Continuation of laminate flooring and radiator.

LIVING ROOM

A light dual aspect reception room with a window to the rear elevation and obscure window to the side. Enjoying fantastic far-reaching views across neighbouring woodland and open countryside. Ample space for a range of living room furniture with an electric fireplace creating an attractive focal point. Laminate flooring and radiator.

UTILITY ROOM

uPVC part glazed door providing access to the rear garden. Fitted with a range of base units with a work surface over incorporating a stainless steel inset sink. Space and plumbing for a washing machine together with space for a freestanding fridge/freezer. Door into:

GARAGE

Partially converted to create a versatile additional room with a window to the rear elevation and laminate flooring. Fitted with a range of base and eye level units with a work surface over together with space for a tumble dryer, making it ideal as a home office, hobbies room or playroom. An internal door leads through to the remaining garage storage area, which benefits from power, fitted base and eye level units and an up-and-over garage door to the front.

WC

Window to the front elevation. Comprising a WC and vanity unit with inset hand wash basin. Tiled flooring and radiator.

LANDING

Window to the rear elevation. Fitted carpet, radiator, access to the loft hatch and airing cupboard.

BEDROOM ONE

Window to the rear elevation enjoying fantastic far-reaching views across the surrounding countryside. A generous double bedroom with space for a king-size bed and a range of freestanding bedroom furniture. Fitted carpet and radiator.

EN-SUITE SHOWER ROOM

Obscure window to the front elevation. A three-piece suite comprising a low level W.C., vanity unit with inset wash hand basin and shower enclosure with glass screen. Fully tiled walls and flooring together with a heated towel rail.

BEDROOM TWO

Window to the rear elevation. A double bedroom with space for a range of bedroom furniture. Fitted carpet and radiator.

BEDROOM FOUR

Obscure window to the side elevation. A further double bedroom with space for a range of freestanding furniture. Fitted carpet and radiator.

BEDROOM THREE

Window to the front elevation. Double bedroom with space for a range of freestanding furniture. Fitted carpet and radiator.

BATHROOM

Obscure window to the front elevation. Fitted with a three-piece suite comprising a low level W.C., vanity unit with inset wash hand basin and Jacuzzi bath with shower over and glass screen. Fully tiled walls and flooring together with a heated towel rail.



Outside

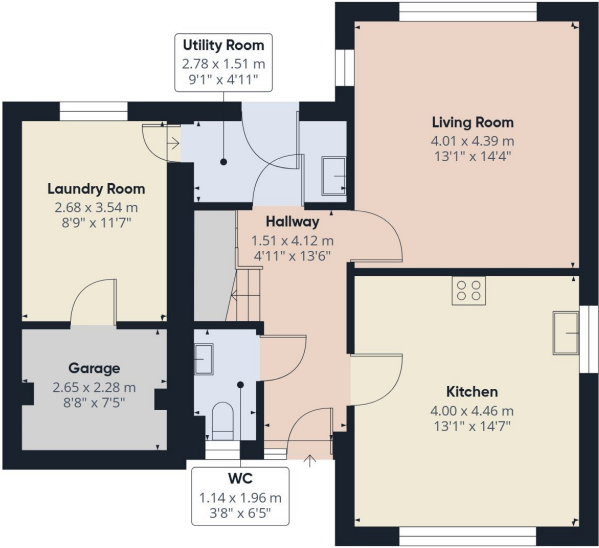
The rear garden enjoys an easterly aspect and has been thoughtfully landscaped to create an attractive and private outdoor space. A paved patio adjoins the property, with steps leading down to a generous decked seating area, perfectly positioned to take advantage of the fantastic far-reaching views across the surrounding countryside. The garden also benefits from a summerhouse with power connected, providing a versatile space for a home office or hobbies room.

To the front of the property, a tarmac driveway provides ample off-road parking for three to four vehicles.

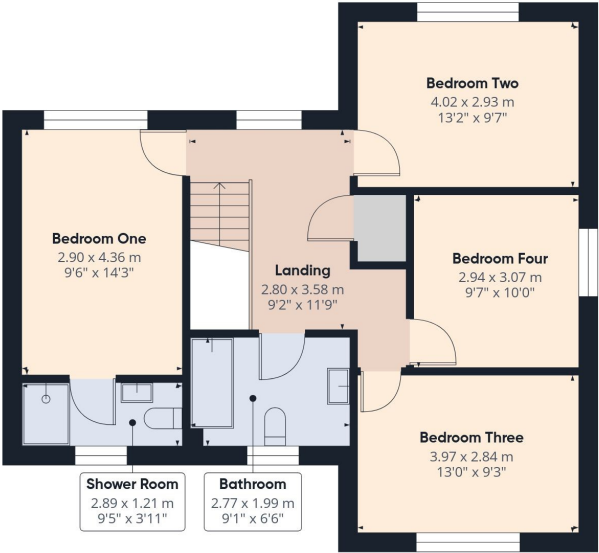


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
131.6 m²
1418 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Services

Main water, electricity and drainage. Oil fired central heating.
Solar panels and EV Charging Point.



EE Rating - A



Council Tax Band - D



Directions

What3Words - ///expecting.origins.swooning



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** 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.

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