



2 Heddon Moor Cottages

Sutcombe, Holsworthy, EX22 7QQ

KIVELLS

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£725,000 Guide Price

Attractive attached five bedroom cottage with adjoining one bedroom annexe

Set within over 3 acres of gardens and paddocks

Substantial barn providing excellent storage or workshop space

A range of useful outbuildings and stables

Peaceful rural location, conveniently situated within easy reach of nearby towns

Ideal for multi-generational living, equestrian or smallholding use

EPC Rating: TBC





Description

A rare opportunity to acquire an attractive attached five-bedroom cottage with the benefit of an adjoining self-contained one-bedroom annexe. Occupying a peaceful rural setting within over 3 acres of gardens and paddocks, the property offers flexible and well-proportioned accommodation together with an excellent range of outbuildings, ideally suited to multi-generational living, equestrian or smallholding use.

The principal residence briefly comprises an entrance hallway, living room, kitchen, dining room, utility room and WC on the ground floor. To the first floor are five generous double bedrooms together with a family bathroom.

Accessed from the entrance hallway, the adjoining annexe provides excellent ancillary accommodation and comprises a kitchen, living / dining room, sun room, double bedroom and bathroom, making it ideal for dependent relatives, guests or potential secondary income, subject to any necessary consents.

Outside, the property is approached via a generous driveway providing ample off-road parking. The grounds extend to over 3 acres and comprise gardens, paddocks and a range of useful outbuildings including a substantial barn, stables and further stores, offering excellent potential for a variety of agricultural, equestrian or hobby farming uses.

Enjoying a peaceful countryside setting whilst remaining conveniently situated within easy reach of Holsworthy, Bude and the North Cornwall coastline, this is a versatile lifestyle property offering an exceptional opportunity for those seeking space, flexibility and rural living.

Situation

2 Heddon Moor occupies a delightful rural position within the parish of Sutcombe, enjoying far-reaching views over the surrounding Devon countryside and a peaceful setting with direct access to an extensive network of quiet lanes, bridleways and footpaths. The property offers an ideal balance of country living whilst remaining conveniently accessible to nearby towns and amenities.

The thriving market town of Holsworthy lies approximately 7 miles to the east and provides a comprehensive range of everyday facilities including supermarkets, independent retailers, cafés, primary and secondary schooling, healthcare services and a traditional weekly livestock market. The popular coastal resort of Bude is approximately 12 miles to the west, renowned for its award-winning sandy beaches, dramatic North Cornish coastline, championship golf course and excellent selection of shops, restaurants and leisure facilities.

The nearby A39 Atlantic Highway provides straightforward access along the North Devon and North Cornwall coastline, whilst the A30 at Launceston offers links to Exeter, the M5 motorway and beyond. Surrounded by unspoilt countryside, yet within easy reach of the coast, the property is ideally suited to those seeking an equestrian, smallholding or lifestyle opportunity in a desirable rural setting.

Accommodation

HOUSE

ENTRANCE HALLWAY

Entrance via a composite front door into a welcoming hallway providing access to the principal reception rooms, kitchen and annexe accommodation. Tiled flooring and radiator.

KITCHEN

A well-appointed farmhouse-style kitchen fitted with a comprehensive range of wall and base units incorporating work surfaces over, inset sink and drainer, range-style cooker with extractor hood over, integrated dishwasher, and space for an American-style fridge/freezer. The room provides ample space for a large family dining table, creating an ideal everyday dining area, and opens through to the utility room. Tiled flooring and radiator.

UTILITY ROOM

Fitted with additional wall and base units incorporating work surfaces over, inset sink and drainer, with space and plumbing for a washing machine and tumble dryer. Composite door providing access to the rear garden. Tiled flooring.

CLOAKROOM

Obscure glazed window to the rear elevation. Fitted with a low-level WC and wash hand basin.

DINING ROOM

A well-proportioned reception room with window to the front elevation, providing ample space for a large dining table and additional furniture. Continuation of tiled flooring and radiator.

LIVING ROOM

A bright and spacious reception room enjoying a dual aspect, centred around an attractive feature fireplace with inset wood-burning stove, creating an ideal focal point. Ample space for a range of living room furniture.

Stairs rise to:

FIRST FLOOR LANDING

Providing access to all first-floor accommodation. Access to the loft space and radiator.

BEDROOM ONE

A generous dual-aspect double bedroom with ample space for a range of bedroom furniture. Fitted carpet, loft hatch and radiator.

BATHROOM

Obscure glazed window to the front elevation. Beautifully appointed with a freestanding bath, separate shower enclosure, low-level WC and vanity wash hand basin. Built-in storage cupboard and radiator.





BEDROOM FOUR

A spacious double bedroom with a window to the front elevation and access to useful eaves storage. Fitted carpet.

BEDROOM FIVE

A comfortable bedroom, currently utilised as a dressing room, with a Velux window to the rear elevation. Fitted carpet.

BEDROOM TWO

A well-proportioned double bedroom with a window to the front elevation, providing space for a double bed and a range of bedroom furniture. Access to eaves storage, fitted carpet and radiator.

BEDROOM THREE

A generous double bedroom with a Velux window to the rear elevation, offering space for a double bed and additional bedroom furniture. Access to eaves storage, fitted carpet and radiator.

ANNEXE

Accessed directly from the entrance hallway, the self-contained annexe offers excellent flexibility for multi-generational living, dependent relatives, guest accommodation or potential supplementary income, subject to any necessary consents.

KITCHEN

Window to the rear elevation. Fitted with a range of wall and base units incorporating work surfaces over, inset sink and drainer, eye-level oven, electric hob with extractor hood over, together with space for additional appliances. Tiled flooring.

LIVING / DINING ROOM

A comfortable dual-aspect reception room with windows to the front and side elevations, centred around a wood-burning stove set on a slate hearth. Offering ample space for both living and dining furniture, glazed doors open through to the adjoining sun room.

SUN ROOM

A bright and inviting reception space enjoying attractive views over the gardens, with doors opening directly onto the patio, creating an ideal area for relaxing or entertaining.

BEDROOM

A generous double bedroom with a window to the front elevation, fitted wardrobes, fitted carpet and radiator.

BATHROOM

Obscure glazed window to the rear elevation. Beautifully appointed with a freestanding bath, walk-in shower, dual wash hand basin set within a vanity unit and low-level WC. Fully tiled walls and flooring, built-in storage cupboard and radiator.



Outside

The property is approached via a tarmac driveway, providing extensive off-road parking. A gated access to the side leads through to the rear of the property, where there is further parking together with access to the substantial barn, stables and a range of useful outbuildings.

The gardens adjoining the cottage are predominantly laid to lawn, complemented by a generous enclosed decking area, creating an excellent space for outdoor dining and entertaining. Beyond the gardens is a well-established orchard adjoining the stables, from where a gate provides direct access to the paddocks.

BARN

13.94m x 18.44m (45'8" x 60'5")

A substantial agricultural barn providing excellent storage and offering potential for a variety of uses, subject to any necessary consents.

STABLES

Timber-built stable block with water connected.

THE LAND

Approximately 3.189 Acres

The land is divided into two gently sloping paddocks, bordered by mature trees and a gently flowing stream. The paddocks are well suited to equestrian, smallholding or recreational use.

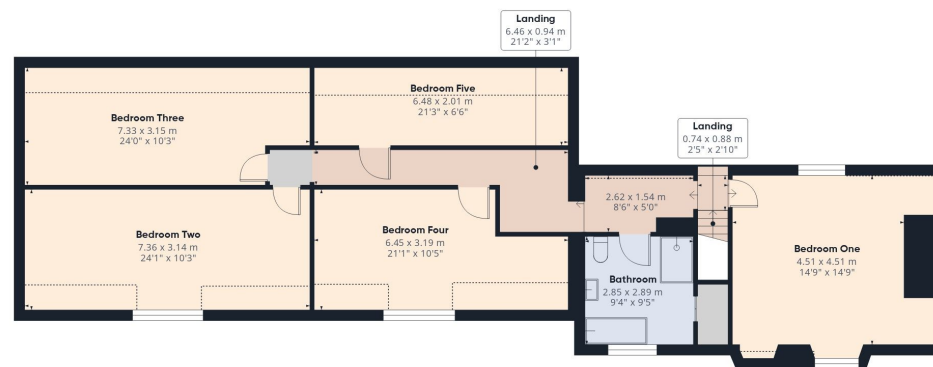


Floor Plan (House)

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾309.9 m²3338 ft²

Reduced headroom

17.4 m²187 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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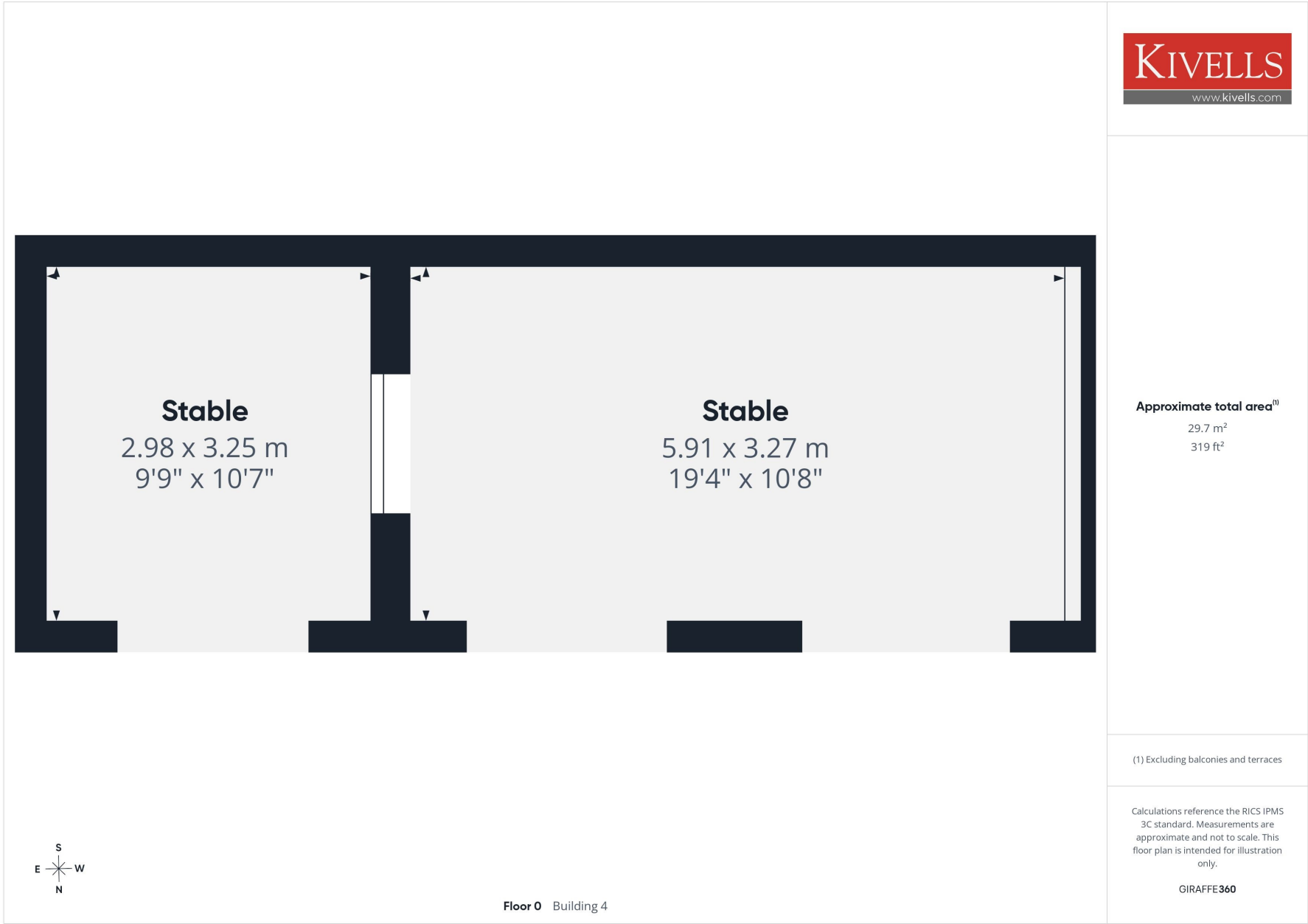
Floor Plan (Barn)

Floor plan for identification purposes only, not to scale



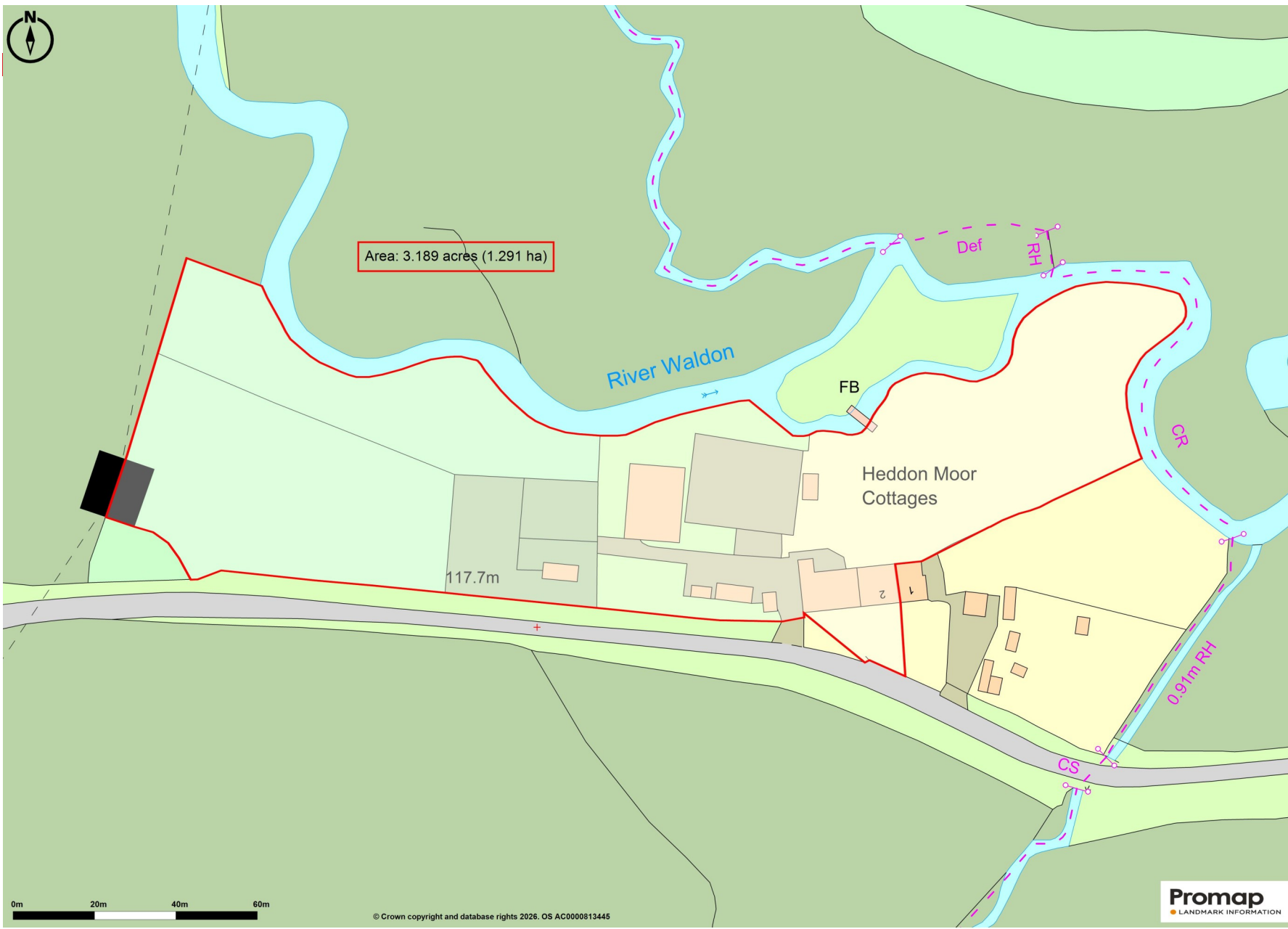
Floor Plan (Stables)

Floor plan for identification purposes only, not to scale



Land Plan

Floor plan for identification purposes only, not to scale



Mains water and electricity. Private drainage Oil fired central heating.

- Viewings strictly by appointment only

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