



Matcott Manor, Holsworthy, Devon

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**STRUTT
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Matcott Manor, Sutcombe, Holsworthy, Devon EX22 7QL

An elegant Georgian period five-bedroom home with a two-bedroom cottage and barns with a development opportunity to create a three-bedroom family home, set in approximately one acre in an idyllic rural setting

Holsworthy 6.0 miles, Bideford 15.0 miles, A30 18.5 miles, Exeter 47 miles, Exeter Airport 55 miles

Reception hall | Drawing room | Dining room
Family room | Cloakroom | Kitchen | Larder | 2nd kitchen/utility | Living room/office | Principal bedroom with en suite shower | Six further bedrooms, one en suite shower | Family bathroom
Shower room | Cellar | Attic | Garden | Orchard
Woodland | Approximately one acre | EPC rating E

Barn & outbuilding with residential planning permission for: Open plan sitting room and kitchen
Principal bedroom with en suite | Two further bedrooms, one en suite | Family bathroom
Garden

The property

Matcott Manor is a beautifully presented detached country house that offers 5,000 sq. ft of immaculate living space arranged over two floors. With origins dating back to the late 18th century the property displays a wealth of character features including high ceilings, large (solid wood double glazed) sash windows allowing for a wealth of natural light and impressive original fireplaces alongside modern high-quality fixtures and fittings providing elegant and stylish accommodation. The property offers versatile accommodation with opportunities to create a two-bedroom annexe or remain as a large family home. The property further benefits from planning permission on two outbuildings for the development of a three-bedroom home. Matcott Manor lies in attractive grounds of approximately an acre that back onto open fields affording far reaching views over the surrounding countryside towards Dartmoor

A bright and welcoming entrance hall leads through to the ground floor reception rooms which include the drawing room and dining room at the front of

the property. Both rooms are similarly proportioned and feature two tall sash windows welcoming plenty of natural light, as well as fireplaces fitted with woodburning stoves. The ground floor also has a comfortable family room at the rear which has a dual-aspect and a door that opens onto the garden. The kitchen has tiled slate flooring, wooden units to base and wall level, integrated appliances and an Aga, while the adjoining larder and 2nd kitchen/utility room provide further generous space for storage and appliances. Adjoining the 2nd kitchen/utility room is an additional reception room with woodburning stove, which could provide an office space. The ground floor accommodation is completed by a boot room and a cloakroom.

On the first floor there is a spacious landing area, with a large sash window at the half landing level providing light-filled accommodation. There are six well-appointed double bedrooms on the first floor and a smaller single bedroom. The spacious principal bedroom has an en suite shower room and enjoys distant views towards Dartmoor. One further bedroom also benefits from en suite facilities with a family bathroom and a shower room also servicing this floor. One of the double bedrooms and the single bedroom, along with the shower room, occupy a separate first-floor area accessed by its own staircase. Located above the living room/office and 2nd kitchen/utility room, this area of the house is ideal for use as a self-contained annexe if required providing opportunities for multi-generational living or income potential subject to obtaining the necessary consents. This area of the house also benefits from separate mains electricity and zoned hot water/heating. The house also offers extensive storage in its cellar and in the large attic room, which could be converted into further accommodation.

Planning

The property also includes two redundant stone-built outbuildings that have had full residential planning permission granted for the development of a separate dwelling. Proposed plans include an open plan living area and kitchen with three double bedrooms, two with en suite facilities and a family bathroom. Plans also include a parking area for up to two vehicles and a private garden. The planning history can be viewed on the Torridge Council planning portal under reference 1/1095/2020/FUL











Outside

The house is set in beautiful rolling grounds of approximately one acre, with far-reaching views across the stunning Devon countryside towards Dartmoor. The grounds are mainly south facing and laid to lawn incorporating flower borders, an orchard, a small woodland copse area, a timber store and a large patio for al fresco dining. A drive meanders to the front of Matcott Manor and culminates in a spacious parking area for numerous vehicles.

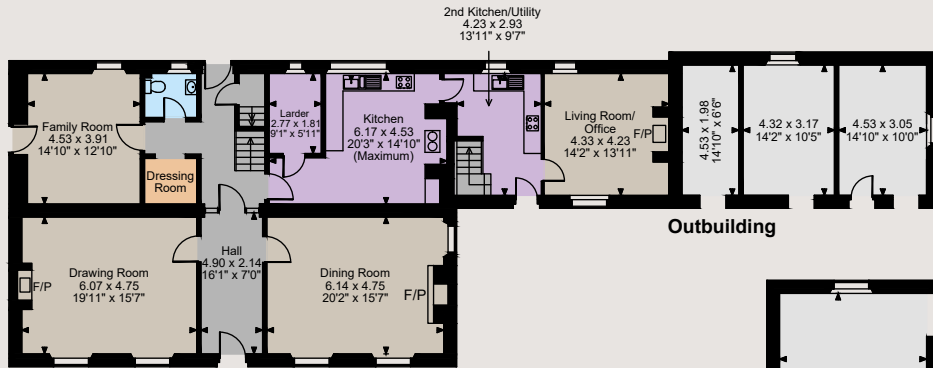
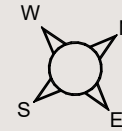
Location

Matcott Manor is set in an idyllic rural position, surrounded by rolling Devon countryside six miles from the charming market town of Holsworthy. There are local amenities in nearby Bradworthy, including a village shop, a Post Office and a primary school, while Holsworthy provides a variety of shops, restaurants, cafés and supermarkets, alongside other everyday facilities, including a secondary school. 15 miles to the north, Bideford provides further

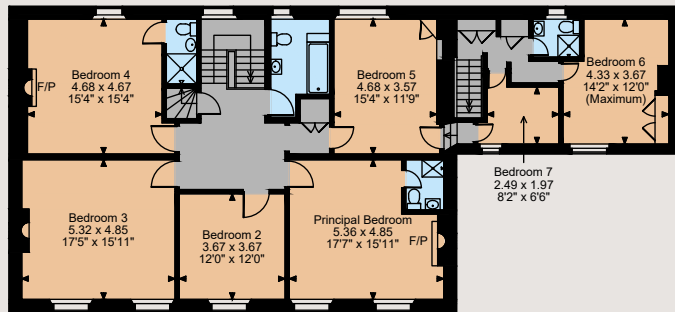
amenities and a choice of schools. The Devon and Cornwall coast lies just 12 miles to the west or north, providing access to stunning coastal walks, surfing and other water sports. Dartmoor National Park and Bodmin Moor are also within easy reach offering unrivalled opportunities for outdoor pursuits including walking, cycling and riding. By road, the A39 provides access to the pretty towns along the coast, while the A30 offers access towards Exeter and the M5. There are regular direct rail services from Exeter to London Paddington in just over 2 hours. Cornwall Airport Newquay (48 miles away) and Exeter Airport (44 miles distant) offer a good range of domestic and European flights between them.



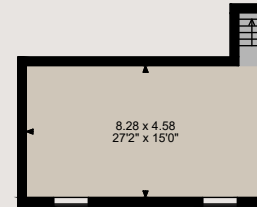
Floorplans
 House internal area 5,069 sq ft (471 sq m)
 Barn & Outbuilding internal area 1,018 sq ft (95 sq m)
 For identification purposes only.



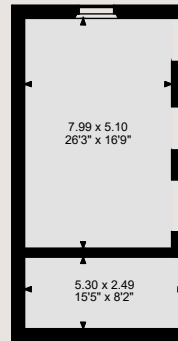
Ground Floor



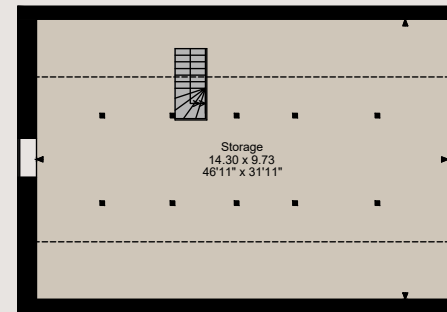
First Floor



Basement



Barn



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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Directions

From Exeter, take the A30 west and leave at the exit for the A386. At the junction, turn right onto the A386 and after 2.1 miles, at the roundabout, take the first exit onto the A3079. Follow the A3079 for 12.8 miles, then turn left onto the A3072. After a further 2.1 miles, turn right, following the sign for Cookbury and Thornbury, then after 2.7 miles, continue straight ahead at the junction. After 2.2 miles, turn right, following the sign for Upcott and Brendon and continue for a further 0.4 miles before turning right again. Continue for 0.5 miles, and you will find the property on the left. What3Words///eminent.vanish.cubic brings you to the property's driveway.

General

Local Authority: Torridge Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.
Council Tax: Band F
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Planning Reference: 1/1095/2020/FUL.
 Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Tenure: Freehold
Guide Price: Offers in excess of £1,000,000

Exeter

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