Bond Oxborough Phillips

Changing Lifestyles

Shop Cottage
Chilsworthy
Holsworthy
Devon
EX22 7BQ

Asking Price: £235,000 Freehold

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Shop Cottage, Chilsworthy, Holsworthy, Devon, EX22 7BQ

- SOUGHT AFTER VILLAGE LOCATION
- DETACHED CHARACTER COTTAGE
- GENEROUS GARDENS
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- USEFUL STONE OUTBUILDING
- COUNCIL TAX BAND = C
- EPC = TBC
- WOULD BENEFIT FROM MODERNISATION

Chilsworthy is a small village less than 2 miles from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 10 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 22 & 15 miles distant respectively, whilst Barnstaple, the Regional North Devon Centre is some 27 miles. Launceston, Cornwall's ancient capital, is some 15 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle.

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Steeped in history and full of period charm, this delightful home offers a warm and welcoming atmosphere from the moment you step inside. The cosy living room immediately impresses with exposed ceiling beams and a stunning inglenook fireplace set within original stonework – the perfect space to relax and unwind.

Continuing through the ground floor, you'll find a spacious dining room which also provides access to the first floor. The well-appointed kitchen features a range of matching wall and base units with worktops over, as well as convenient access to the side of the property. Completing the downstairs accommodation is a family bathroom, comprising a low-level WC, pedestal wash basin, and a panelled bath with shower over.

Upstairs, the property offers two generously sized bedrooms, both flooded with natural light thanks to front-facing windows that frame peaceful village views.

Externally, the cottage enjoys a generous garden – a wonderful outdoor space to enjoy al fresco dining or gardening. A handy outbuilding, located in the corner of the plot, offers ideal storage for tools and outdoor equipment.

Whether you're looking for a tranquil village retreat, a characterful full-time home, or a charming holiday let opportunity, this beautiful cottage in Chilsworthy is not to be missed.

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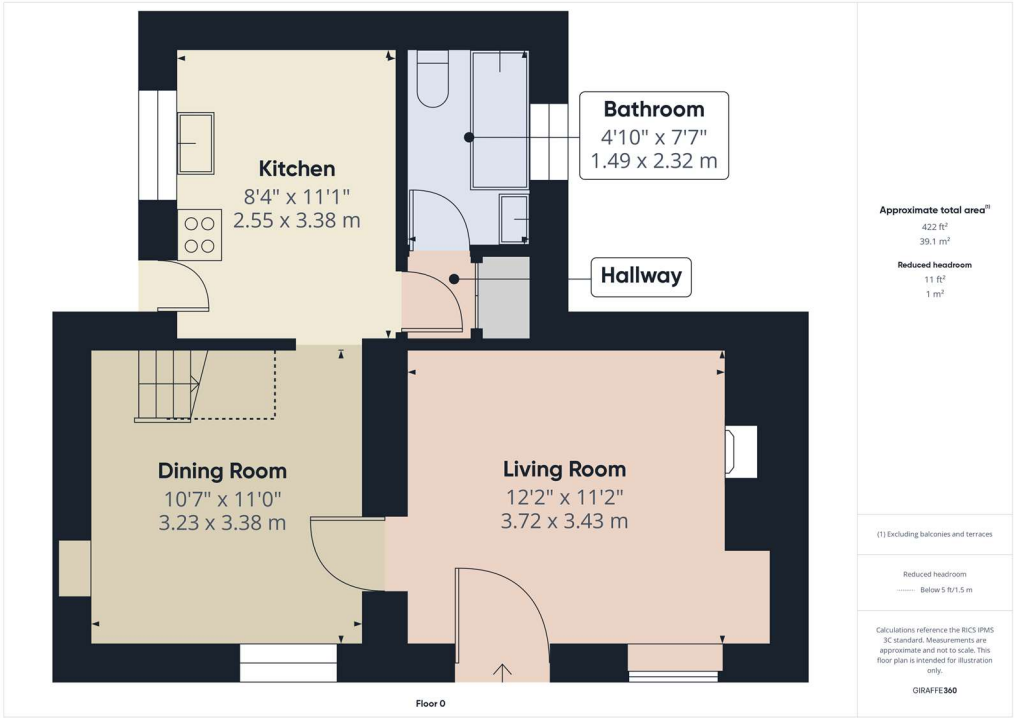
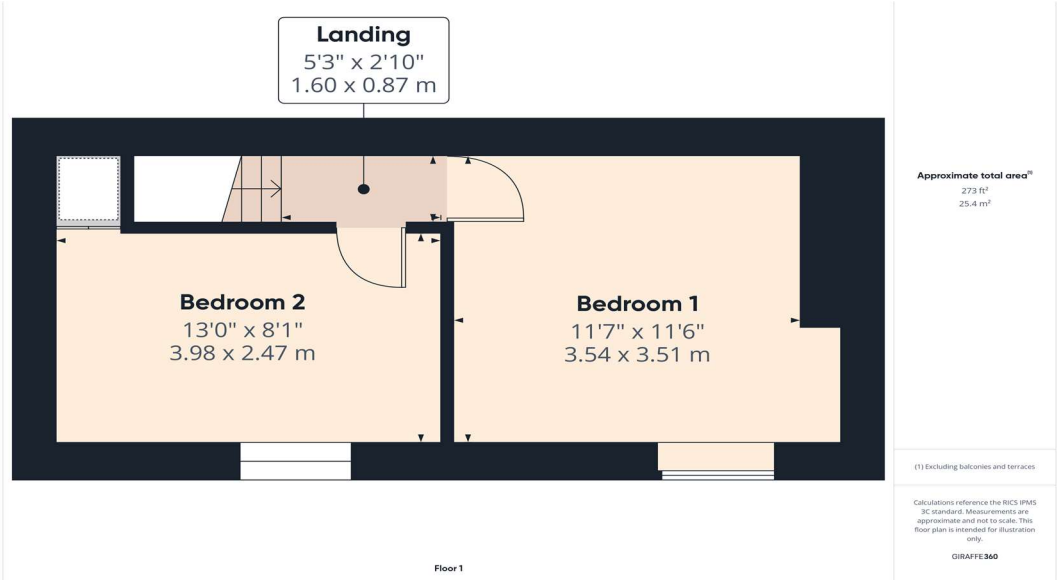


Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right sign posted Bradworthy/Chilsworthy. Continue on this road to the village of Chilsworthy where the property will be found on the right hand side, with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Agent Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains Water and Electricity. Private drainage.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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