



Bond
Oxborough
Phillips

Changing Lifestyles

Hoggs Park Cottage
Chilsworthy
Holsworthy
Devon
EX22 7BL

Asking Price: £525,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- DETACHED COTTAGE
- SOLAR PANELS & BATTERY
- BOASTING MANY CHARACTER FEATURES THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- 5 RECEPTION ROOMS
- 6 BEDROOMS
- 2 ENSUITES
- GENEROUS PLOT EXTENDING TO APPROX. 0.33 OF AN ACRE
- SUNTRAP WALLED GARDEN
- LARGE OFF ROAD PARKING AREA
- ACCESS TO A RANGE OF USEFUL OUTBUILDINGS
- QUIET HAMLET LOCATION
- GOOD LINKS TO HOLSWORTHY, OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE



Nestled within a peaceful hamlet on the edge of the market town of Holsworthy is Hoggs Park Cottage, a generous and charming detached cottage offering an exceptional blend of period character, versatile living space and modern energy efficiency, all within a generous plot of approximately 0.33 of an acres.

The property retains a wealth of original features that complements the spacious and flexible accommodation, making it an ideal home for growing families or those seeking multi-generational living.

The accommodation is both extensive and adaptable, comprising five reception rooms that provide an abundance of living and entertaining space, alongside six well-proportioned bedrooms, two of which benefit from en-suite facilities and the principle with a dressing room. The layout lends itself to a variety of lifestyles, whether working from home, accommodating guests or simply enjoying the generous proportions throughout.

Outside, the property continues to impress with a delightful walled garden, perfectly positioned to enjoy the sun throughout the day and providing a wonderful space for outdoor dining, entertaining or simply relaxing. The overall plot extends to approximately 0.33 of an acre, combining this attractive suntrap walled garden with generous areas laid to lawn, creating an excellent balance of formal garden and open outdoor space. A large off-road parking area provides ample parking for multiple vehicles, while a range of useful outbuildings offer excellent storage, workshop space or potential for a variety of uses, subject to any necessary consents.

Further enhancing the property's appeal are the owned solar panels and battery storage system, helping to improve energy efficiency and reduce running costs.

Despite its tranquil rural setting, the property is well placed for access to the market towns of Holsworthy and Okehampton, with the A30 providing excellent transport links to Exeter and beyond. The stunning North Cornish coastline is also within easy reach, offering an array of beautiful beaches, coastal walks and popular seaside destinations.



Direction

From the centre of Holsworthy proceed along North Road on the A388 towards Bideford for approximately 0.5 miles, taking the first left hand turning, and then immediately right into Dobles Lane. Continue on this road for approximately 0.5 miles where the entrance will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed

Situation

Situated in this highly sought after location on the outskirts of the village of Chilsworthy, which 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.



Internal Description

Entrance Porch - 8'5" x 6'7" (2.57m x 2m)

Kitchen - 13'3" x 13' (4.04m x 3.96m)

Breakfast Room - 10'8" x 8'2" (3.25m x 2.5m)

Dining Room - 13'6" x 7'9" (4.11m x 2.36m)

Living Room - 13'4" x 13'3" (4.06m x 4.04m)

Sunroom - 18'3" x 6' (5.56m x 1.83m)

Snug - 12'1" x 7'8" (3.68m x 2.34m)

Office - 8'1" x 7'10" (2.46m x 2.4m)

Utility Room - 7'9" x 7'9" (2.36m x 2.36m)

Pantry - 10'7" x 2'4" (3.23m x 0.7m)

Bedroom 6 - 11'4" x 7'10" (3.45m x 2.4m)

First Floor Landing - 25'6" x 3'9" (7.77m x 1.14m)

Bedroom 1 - 13'6" x 13'3" (4.11m x 4.04m)

Dressing Room - 7'8" x 3'2" (2.34m x 0.97m)

Bedroom 2 - 11'3" x 9'7" (3.43m x 2.92m)

Bedroom 3 - 11'1" x 8'4" (3.38m x 2.54m)

Ensuite Shower Room - 5'6" x 5'6" (1.68m x 1.68m)

Bedroom 4 - 9'4" x 8'8" (2.84m x 2.64m)

Ensuite Shower Room - 5'6" x 3'10" (1.68m x 1.17m)

Bedroom 5 - 7'8" x 7'3" (2.34m x 2.2m)

Bathroom - 8'6" x 5'5" (2.6m x 1.65m)

Services - Mains water and electric. Fully double glazed. Oil fired central heating and solar panels.

EPC Rating - EPC rating C (78) with potential to be B (84). Valid until July 2036.

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Agents Note - 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.



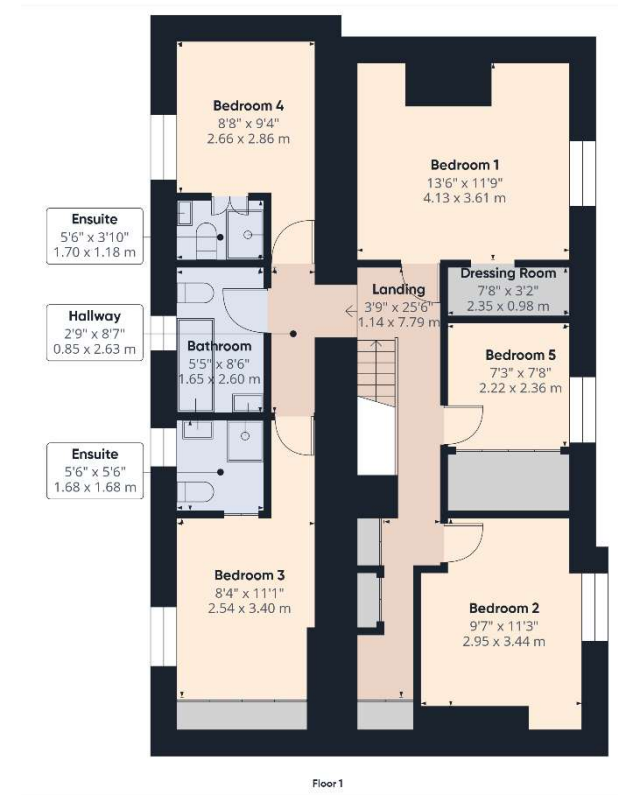


Hoggs Park Cottage, Chilsworthy, Holsworthy, Devon, EX22 7BL



Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com



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.

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

