



Bond
Oxborough
Phillips

Changing Lifestyles

North Hoggs Park Cottage
Chilsworthy
Holsworthy
Devon
EX22 7BL

Asking Price: £750,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

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



- 4 BEDROOM DETACHED HOUSE
- NO IMMEDIATE NEIGHBOURS
- LOCATED AT THE END OF A PRIVATE LANE
- 5.3 ACRES OF LAND
- DETACHED DOUBLE GARAGE WITH FIRST FLOOR ROOMS
- A RANGE OF OUTBUILDINGS
- STUNNING ACCOMMODATION
- WOODLAND AREA
- PASTURE Paddock
- FORMAL LANDSCAPED GARDENS
- EPC: E
- Council Tax Band: D



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Location

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.

Directions

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 1 mile where the entrance will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Overview:

Set on the outskirts of a popular Devon Village with no immediate neighbours, is this simply stunning period property occupying a completely private position nestling in approximately 5.3 acres of land, comprising formal gardens with River fed ponds, pastureland and a beautiful mature woodland. A good range of outbuildings includes a detached double garage with rooms above, suitable for a home office or overflow accommodation. The residence boasts superbly presented and characterful accommodation throughout with 4 bedrooms (1 ensuite) and versatile living space. The current owners have renovated the home to a beautiful standard. Ideally suiting those looking for a small holding whilst equally appealing as a tucked away country residence. A viewing is recommended to be fully appreciated.



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Entrance Hall

Living Room - 22'6" x 13'10" (6.86m x 4.22m)

A fantastic, characterful room with exposed ceiling beams, and a stone inglenook fireplace with a slate hearth and a timber mantle housing a wood burning stove. Window to front and rear elevations. French glazed double doors to rear.

Kitchen Area - 10'3" x 9'8" (3.12m x 2.95m)

A superbly presented fitted kitchen comprises a range of base and wall mounted units with solid wood work surfaces over incorporating a twin inset Belfast sink, integrated dishwasher and high level double oven. Built in fridge and freezer. Counter top 4 ring ceramic hob. Windows to front and side elevations. Opening through to -

Dining area - 15'1" x 9'11" (4.6m x 3.02m)

A light and airy room with French glazed doors to rear and bi-fold doors opening out onto the raised terrace that enjoys a lovely view over the gardens. Ample space for a dining room table and chairs.

Utility Room - 8'10" x 5'10" (2.7m x 1.78m)

Base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer taps. Plumbing and recess for washing machine, space for under counter freezer. Door to front elevation.

Separate WC - 7'1" x 2'8" (2.16m x 0.81m)

Concealed cistern WC, pedestal wash hand basin. Window to front elevation.

Bedroom 4/Study - 10'8" x 6'10" (3.25m x 2.08m)

A ground floor room currently used as a single bedroom with window to rear elevation.

First floor

Bedroom 1 - 13'10" x 10'4" (4.22m x 3.15m)

A superb dual aspect room with windows to front and side elevations. Extensive built in wardrobes. Door to -

Ensuite - 6'9" x 4'3" (2.06m x 1.3m)

A fitted suite comprises an enclosed shower cubicle with a mains fed shower, a vanity unit houses a concealed cistern WC and wash hand basin.

Bedroom 2 - 13'11" x 12'3" (4.24m x 3.73m)

A generous size double bedroom with built in wardrobes, windows to front and rear elevations, with superb views over the gardens and surrounding countryside.

Bedroom 3 - 12'5" x 10'7" (3.78m x 3.23m)

A spacious double bedroom with window to rear elevation.

Bathroom - 10'2" x 9'10" (3.1m x 3m)

A stunning room with a fitted suite, comprising a modern roll top bath with central taps, a large walk in shower cubicle, close coupled WC and wash hand basin. Windows to rear and side elevations.

Outside - The property is located and approached at the end of a private lane, leading to a gravel laid area providing extensive off road parking. The land totals approximately 5.3 acres and comprises of stunning formal gardens featuring a variety of mature planting and landscaping, with a useful range of outbuildings. A paved patio area adjoins the property providing the ideal spot for alfresco dining whilst enjoying a lovely aspect over the

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gardens. The lower gardens are principally laid to lawn, bordered by the pretty River Deer which feeds the ponds. A paddock is situated to the east of the property, being gently sloping and stock proofed, being suitable for a variety of uses. To the north is an elevated section of beautiful mature mixed woodland, where there is a public footpath, which our vendor has informed us is rarely used, leading to the village of Chilsworthy.

Detached Garage - 23'6" x 23' (7.16m x 7m)

A large detached double garage divided into two, with electrically operated sectional doors. Power and light connected. A first floor space is divided into 2 rooms, which could be suitable for overflow accommodation, or for those looking for a home office.

Services - Mains water and electricity. Private drainage. Double glazed throughout. Oil-fired central heating



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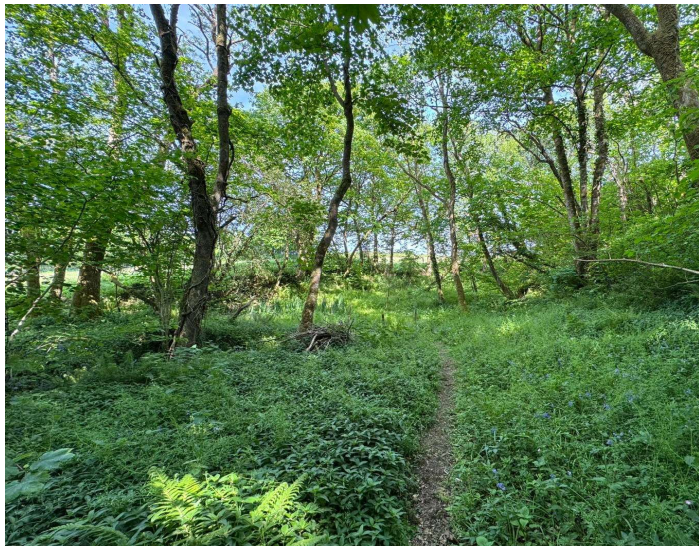
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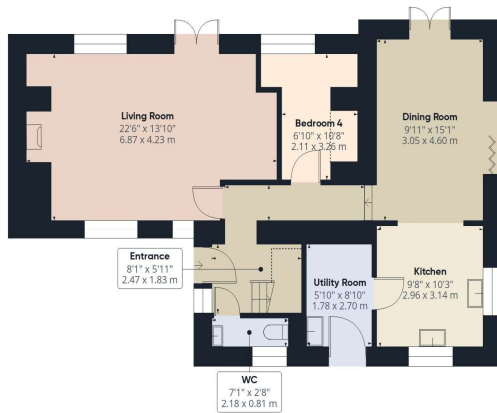


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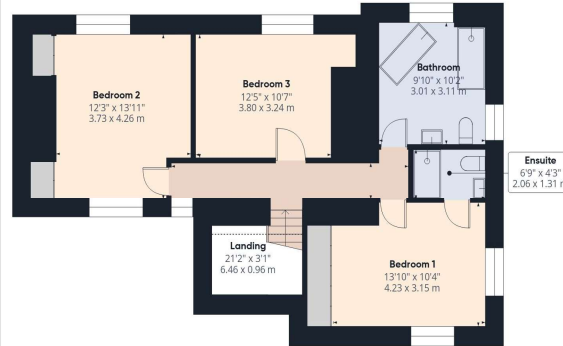
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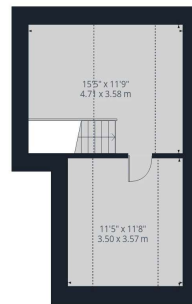
Floorplan



Floor 0 Building 1



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