



Bond
Oxborough
Phillips

Changing Lifestyles

Smithys
Chilsworthy
Holsworthy
Devon
EX22 7BQ

Asking Price: £340,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Smithys, Chilsworthy, Holsworthy, Devon, EX22 7BQ

Charming Character Cottage with Generous Living Space & No Onward Chain

- BEAUTIFULLY PRESENTED CHARACTER COTTAGE
- 3 BEDROOMS
- LARGE INTEGRAL GARAGE (WITH POTENTIAL FOR CONVERSION)
- AVAILABLE WITH NO ONWARD CHAIN
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- SUPERB VILLAGE LOCATION
- EPC: F
- Council Tax Band: D



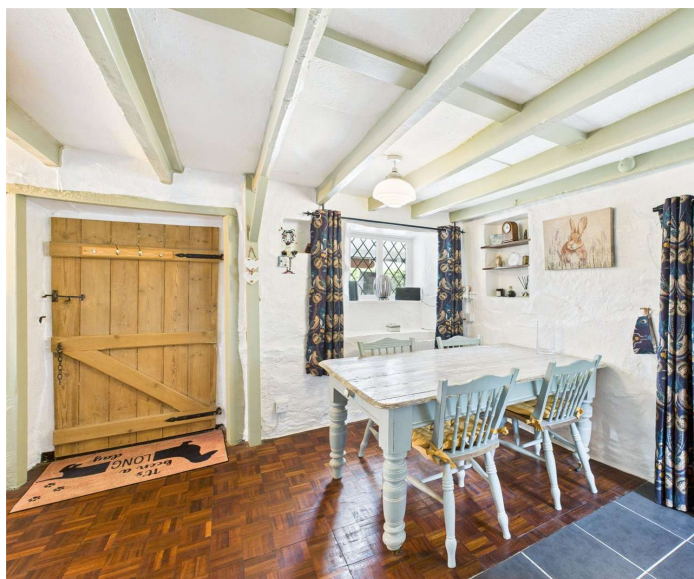
This beautifully presented character cottage offers spacious and versatile accommodation throughout and is available with no onward chain—ideal for a swift and hassle-free move.

On the ground floor, the property boasts a substantial integral garage offering excellent potential to be converted into a large kitchen/dining room (subject to relevant permissions). Adjacent to this is a versatile living/dining area, complete with a striking central fireplace, perfect for entertaining or relaxing. A cosy, well-appointed kitchen adjoins this space, along with an additional sitting room/snug, a third reception room or potential third bedroom, and a boot room providing direct access to the garden.

Upstairs, the first floor features two generous double bedrooms, including a superb principal bedroom with en-suite, offering a peaceful and private retreat.

Externally, the property benefits from two garages—one integral with courtyard access, and a second providing off-road parking. To the rear, a beautifully maintained garden features a stylish outdoor seating area, perfect for al fresco dining and entertaining during the warmer months.

This unique cottage blends character and charm with flexibility and future potential, making it a wonderful opportunity for a range of buyers.



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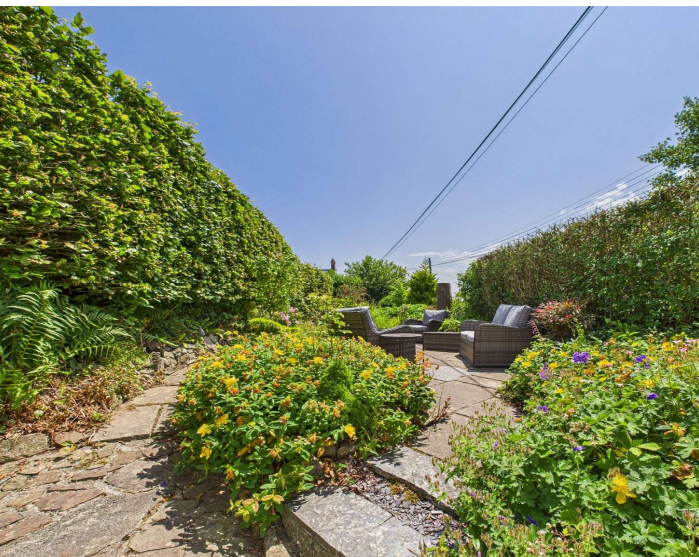
Nestled in the picturesque countryside of North Cornwall, Chilsworthy is a peaceful and traditional village offering the perfect blend of rural charm and accessibility. Surrounded by rolling farmland and scenic walking routes, the village is ideal for those seeking a quieter pace of life while remaining within easy reach of key amenities.

Just a short drive from Holsworthy, residents benefit from a range of local shops, pubs, a weekly pannier market, medical facilities, and schools. The vibrant coastal town of Bude, with its stunning beaches, sea pool, and popular surf spots, is also easily accessible, providing excellent options for leisure, dining, and outdoor pursuits.

Chilsworthy and nearby villages such as Bradworthy, Pyworthy, and Bridgerule are known for their strong sense of community, attractive period properties, and unspoilt natural surroundings.

With its idyllic setting, easy access to the North Devon and Cornwall coastlines, and proximity to market towns and transport links, Chilsworthy is a hidden gem in the Westcountry — perfect for those seeking a characterful home in the countryside.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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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.

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...

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