



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Old School  
House  
Chilsworthy  
Holsworthy  
Devon  
EX22 7BQ

**Asking Price: £295,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

# The Old School House, Chilsworthy, Holsworthy, Devon, EX22 7BQ



- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- WRAP AROUND GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- ELEVATED AND PRIVATE POSITION
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY, THE NORTH CORNISH COASTLINE AND LAUNCESTON/A30.



The Old School House is a well presented detached bungalow, full of character and charm, set in an elevated and private position within a highly sought-after village. This unique home offers spacious and flexible accommodation, including two generous reception rooms and two well-proportioned double bedrooms, all thoughtfully arranged across a single level for ease and comfort.

The property is surrounded by a delightful wrap-around garden, enjoying a high degree of privacy and a peaceful setting—perfect for outdoor living, gardening, or simply unwinding and benefits from 2 off road parking spaces.

Despite its quiet, rural feel, the location offers excellent connectivity, with easy access to Holsworthy, the North Cornish coastline, Launceston, and the A30, making it ideal for those seeking a relaxed village lifestyle without feeling remote.



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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. Upon reaching Chilsworthy, continue through the village for approximately 0.2 miles and the entrance lane can be found on the left hand side. Enter the lane and The Old School House will be on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

### Situation

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.



# Internal Description

**Entrance Porch** - 5'3" x 3'3" (1.6m x 1m)

**Kitchen/Diner** - 17'3" x 13'1" (5.26m x 4m)

**Living Room** - 16'1" x 13'9" (4.9m x 4.2m)

**Sunroom** - 5'6" x 10'1" (1.68m x 3.07m)

**Inner Hallway** - 13' x 6'1" (3.96m x 1.85m)

**Boot Room** - 7'2" x 8'11" (2.18m x 2.72m)

**Utility Room** - 7'6" x 5'9" (2.29m x 1.75m)

**Cloakroom** - 3'11" x 12'11" (1.2m x 3.94m)

**Hallway** - 4'7" x 8'7" (1.4m x 2.62m)

**Bedroom 1** - 16'1" x 14' (4.9m x 4.27m)

**Ensuite** - 7'4" x 7'1" (2.24m x 2.16m)

**Bedroom 2** - 11'2" x 8'8" (3.4m x 2.64m)

**EPC** - EPC rating TBC.

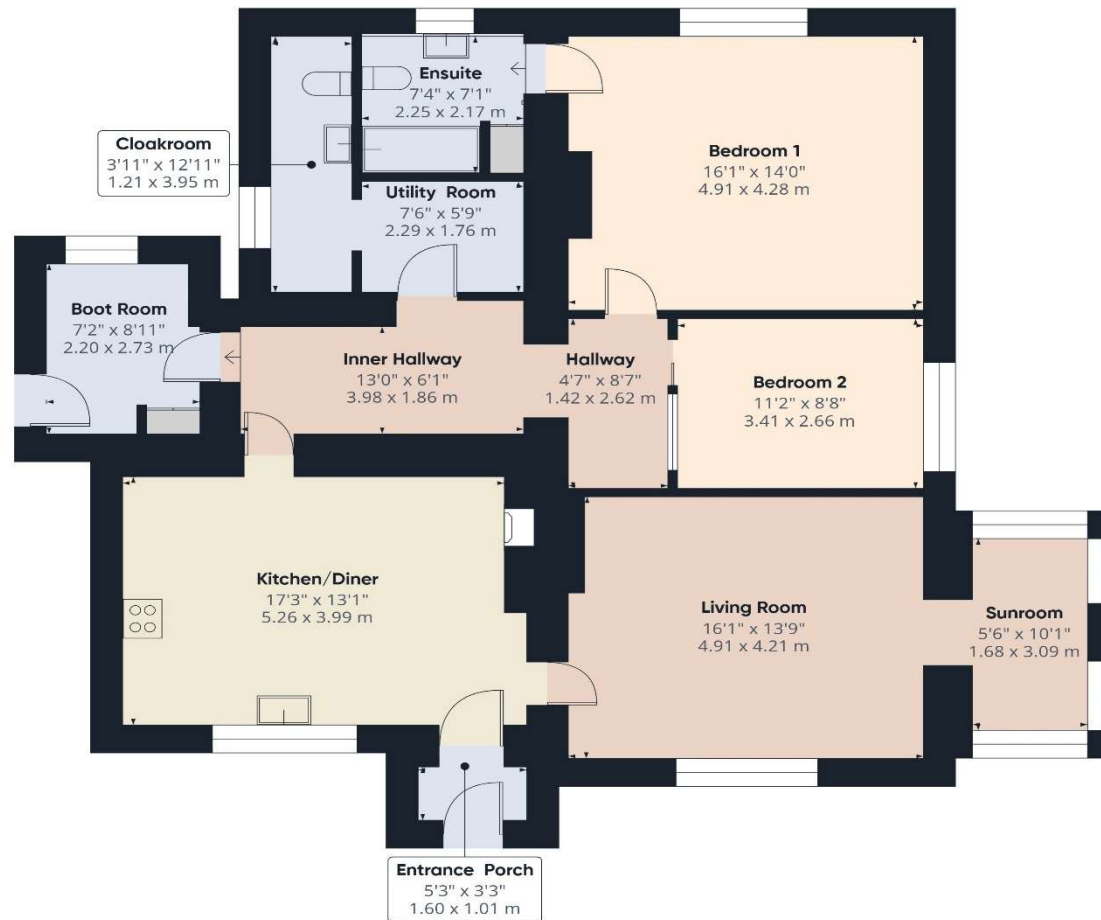
**Services** - Mains water, electric and drainage.

**Council Tax Band** - Band 'C' (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.







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.

The Old School House, Chilsworthy, Holsworthy, Devon, EX22 7BQ

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# 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](mailto:holsworthy@bopproperty.com)

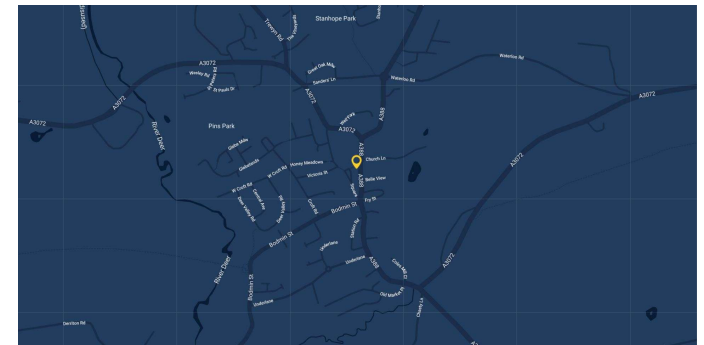
## Have a property to sell or let?

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.



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