

Redlyns  
Chilsworthy  
Holsworthy  
Devon  
EX22 7JJ

**Asking Price: £340,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

Redlyns, Chilsworthy, Holsworthy, Devon, EX22 7JJ



- DETACHED COTTAGE
- 2 BEDROOMS
- IMMACULATEDLY PRESENTED ACCOMMODATION
- GENEROUS GARDENS OF APPROXIMATELY 0.3 ACRE
- RANGE OF USEFUL OUTBUILDINGS
- AMPLE OFF ROAD PARKING
- STUNNING FAR REACHING VIEWS EXTENDING TO DARTMOOR
- SOUGHT AFTER VILLAGE LOCATION
- EPC: E
- Council Tax Band: C



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## Overview

A rare opportunity to purchase this delightful two-bedroom detached cottage, enviably positioned on the edge of a tranquil village and surrounded by unspoilt countryside. Thoughtfully renovated by the current owner, the property now offers beautifully presented accommodation, including a superbly fitted kitchen, a welcoming sitting room, and a well-appointed bathroom on the ground floor. The first floor provides two generous double bedrooms and a convenient WC.

Enjoying far-reaching panoramic views across to Dartmoor, Redlyns is equally well placed just 10 miles from the spectacular North Cornish coast. Set within gardens of approximately one-third of an acre, the property also benefits from a range of versatile outbuildings and ample off-road parking. Immaculately presented inside and out, this enchanting home offers an idyllic lifestyle retreat — An internal viewing is advised to be fully appreciated.

EPC E

## Location

Redlyn occupies a convenient rural setting only approximately 4 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, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

**Services** - Mains water and electricity. Private drainage and oil fired central heating.

**EPC Rating** - EPC rating E (52), with the potential to be A (105). Valid until November 2031.

**Council Tax Banding** - 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.

## Directions

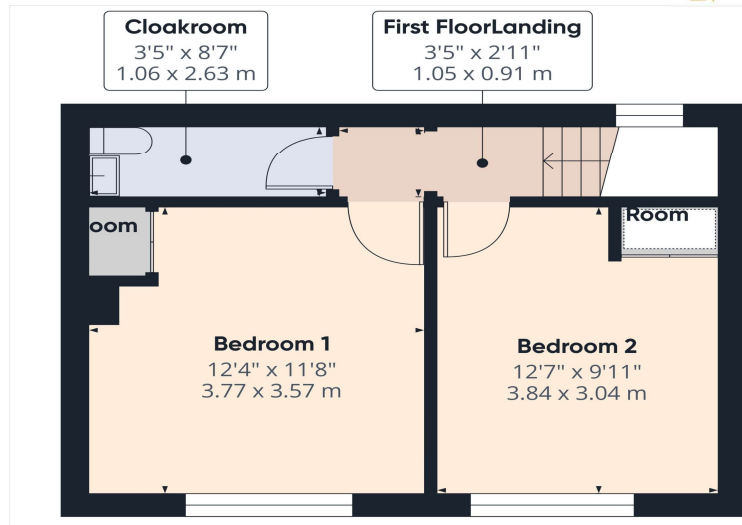
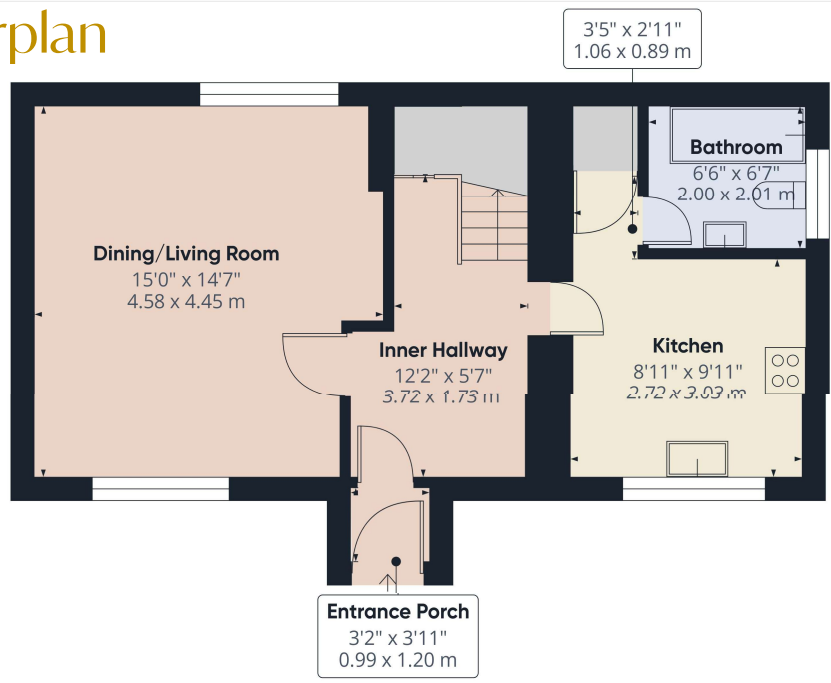
From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 4 miles, passing through the village of Chilsworthy, where Redlyns will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice displayed.



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# Floorplan



## 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.

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.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		