

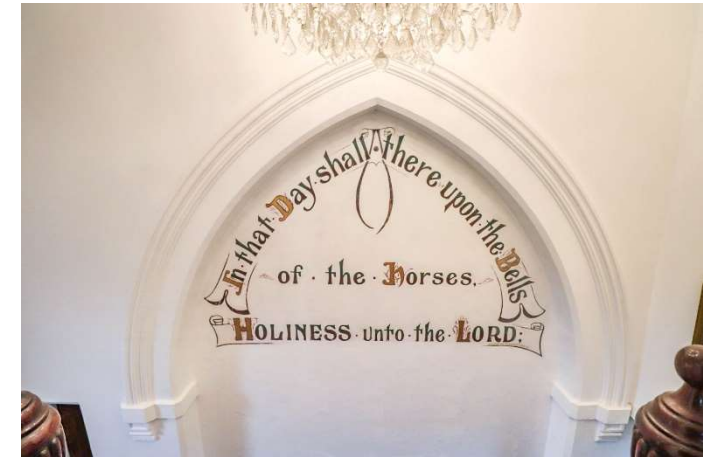


Bond
Oxborough
Phillips

Changing Lifestyles

The Old Chapel
Derril
Pyworthy
Holsworthy
Devon
EX22 6YB

Offers Over: £450,000 Freehold

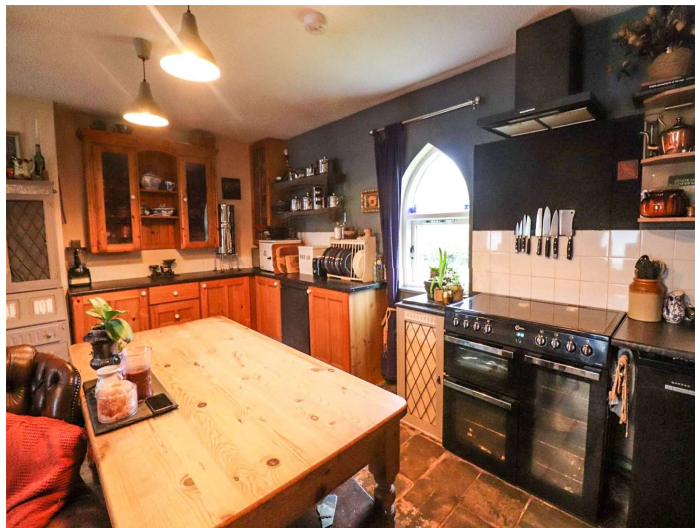


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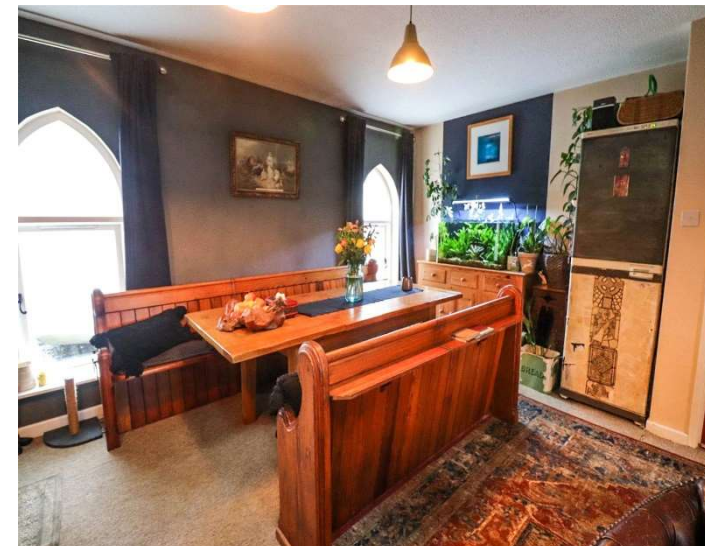
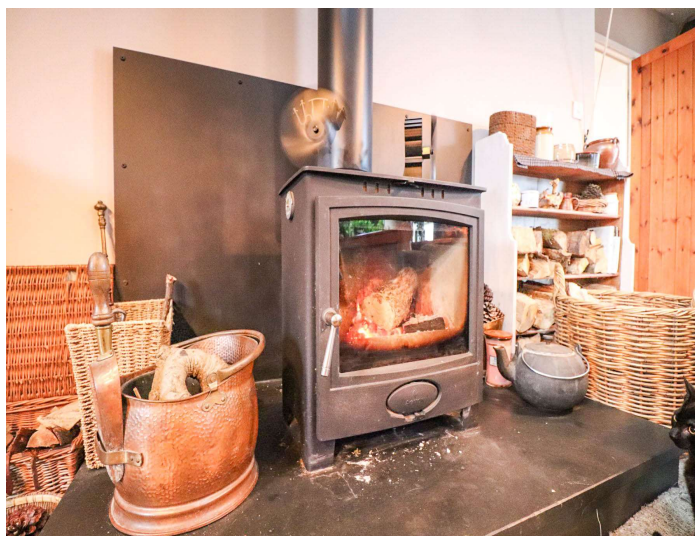
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The Old Chapel, Derril, Pyworthy, Holsworthy, Devon, EX22 6YB

- 3 BEDROOM (1 ENSUITE)
- DETACHED CHAPEL CONVERSION
- CHARACTER FEATURES THROUGHOUT
- GENEROUS & PRIVATE GARDEN
- EXTENSIVE OFF ROAD PARKING AREA
- DETACHED GARAGE
- SOUGHT AFTER HAMLET LOCATION
- EPC: E



Bond Oxborough Phillips are proud to present this unique chapel conversion believed to date back to 1903. Situated in the sought after and quiet hamlet of Derril, The Old Chapel has been beautifully converted into a spacious and versatile 3 bedroom, 1 ensuite, 2 reception room detached residence with many original character features throughout. The Old Chapel benefits from a generous wrap around garden extending to approximately 1/3 of an acre with extensive off road parking area and detached garage. An internal viewing is highly recommended. EPC F.



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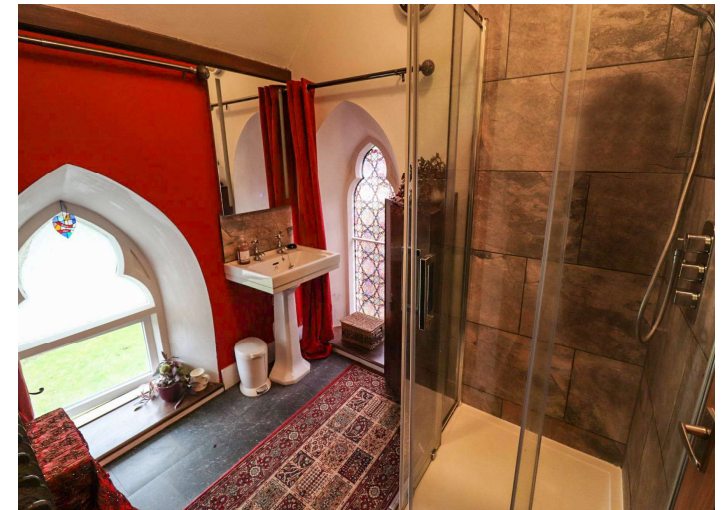


Situation

Derril itself is a small yet popular hamlet, only 1 mile from Pyworthy with traditional village amenities including a country pub and village hall. Holsworthy, with its most comprehensive range of amenities and facilities including swimming pool, sports hall, golf course, schools, bowling green, doctors surgery, etc is some 2.5 miles. Bude, well known for its safe sandy surfing beaches is some 9 miles, Okehampton, the gateway to Dartmoor, is some 22 miles. The Cathedral and University City of Exeter is some 42 miles, whilst the port and market town of Bideford is some 21 miles and the regional North Devon Centre of Barnstaple is some 30 miles.

Directions

From the centre of Holsworthy proceed on the A3072 Bude road for approximately 1 mile and take the first left hand turning signposted Pyworthy. Follow this road until reaching Derril, after a short distance the property can be found on the left hand side, if you get to the T Junction, you've gone too far.



Internal Description

Rear Entrance Porch - 7'9" x 5'10" (2.36m x 1.78m)

Utility Room - 7'9" x 4'11" (2.36m x 1.5m)

Fitted with a range of useful shelves and base mounted units with work surfaces over, incorporating a circular composite sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer. Window to side elevation.

Cloakroom - 7'11" x 4'11" (2.41m x 1.5m)

Fitted with a pedestal wash hand basin, low flush WC and heated towel rail. Window to side elevation.

Kitchen/Diner - 24'4" x 18'2" (7.42m x 5.54m)

A generous kitchen/diner, fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a ceramic sink drainer unit with mixer taps. Space for electric range style 5 ring cooker, dishwasher and under counter fridge. Space for free standing fridge/freezer. Ample room for dining room table and chairs and living room suite. Newly installed feature wood burning stove. Window to front and rear elevations.

Study/Snug - 23' x 13'11" (Max) (7m x 4.24m (Max))

Flexible reception room with dual aspect windows to front and rear elevations. Stairs leading to first floor landing. Within the room there are several original features remaining which include the full height vaulted ceiling with exposed timbers, archway with beautiful chapel artwork.

Living Room - 22'9" x 23'3" (6.93m x 7.09m)

Spacious triple aspect reception room with windows to front, side and rear elevation.

Front Entrance Porch - 13'9" x 4'2" (4.2m x 1.27m)

Stunning double wooden doors and original tiled floor. Windows to side elevation.

First Floor Landing

Bedroom 1 - 15' x 13'6" (4.57m x 4.11m)

A spacious, light and airy dual aspect bedroom with windows to front and side elevations. Vaulted ceiling with exposed beams.

Ensuite Shower Room - 9'11" x 7'5" (3.02m x 2.26m)

A fitted suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin and low flush WC. Window to side and rear elevation.

Bedroom 2 - 15' x 10' (Max) (4.57m x 3.05m (Max))

Double bedroom with window to rear elevation over looking the garden.

Bedroom 3 - 10'8" x 9'4" (3.25m x 2.84m)

Double bedroom with window to front elevation and velux skylight.

Bathroom - 9'6" x 9'1" (2.9m x 2.77m)

A fitted suite comprising free standing roll top bath, pedestal wash hand basin and concealed cistern WC. Useful Storage cupboard. Window to rear elevation.

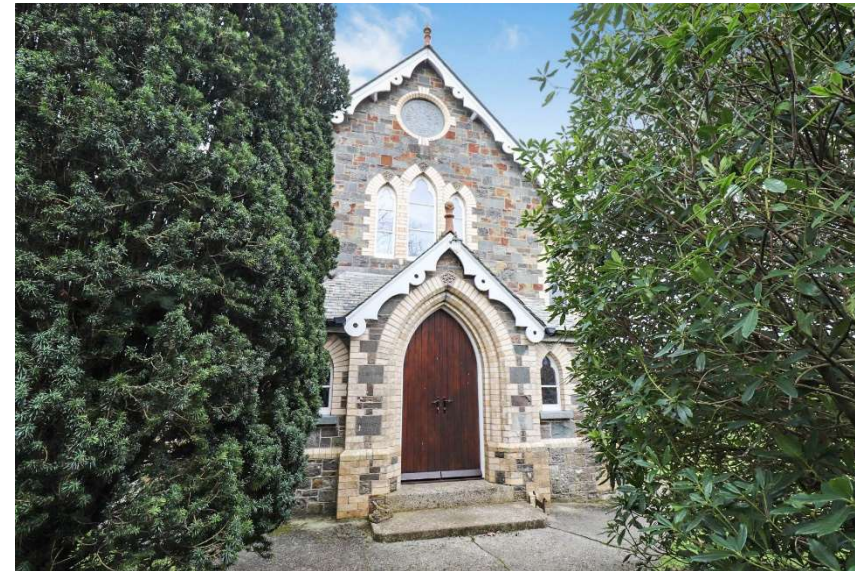
Outside - The property is approached via a gravelled parking area providing off road parking for a variety of vehicles and access to the garage. The generous garden of approximately 1/3 of an acre wraps around the property. The garden is principally laid to lawn and is bordered by a mature Devon hedge, providing a high degree of privacy.

Services - Mains water, electricity and drainage.

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

EPC Rating - EPC Rating "F"





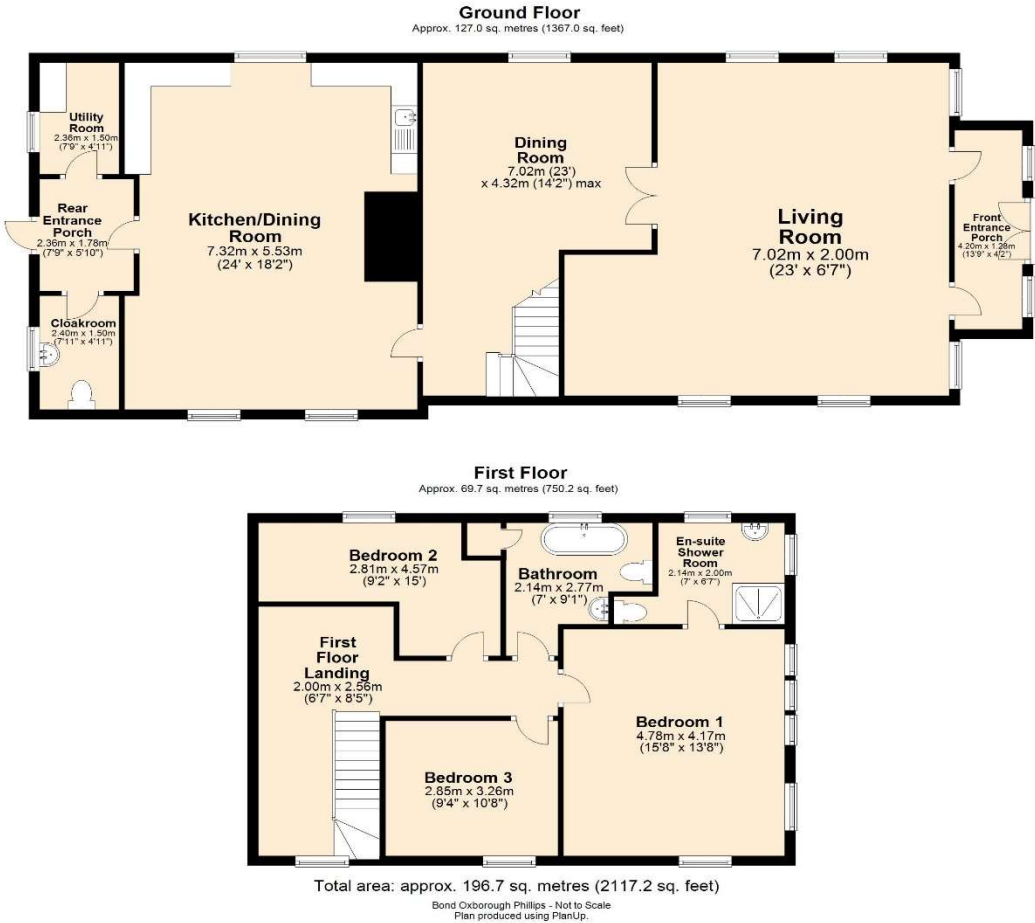
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	23
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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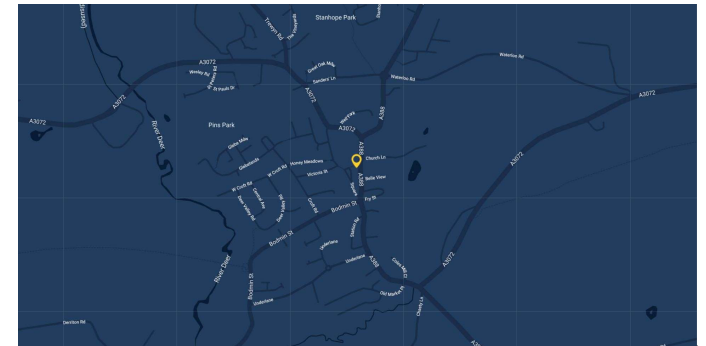
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