



Bond
Oxborough
Phillips

Changing Lifestyles

Hoggs Park House
Chilsworthy
Holsworthy
EX22 7BL

Asking Price: £575,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Hoggs Park House, Chilsworthy, Holsworthy, EX22 7BL



- IMPRESSIVE DETACHED HOUSE
- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- USEFUL OUTBUILDING/WORKSHOP
- OFF ROAD PARKING
- GENEROUS GARDEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- EPC: E



Situated on the outskirts of the popular village of Chilsworthy and bustling market town of Holsworthy is Hoggs Park House. An impressive detached house offering spacious and versatile accommodation throughout, comprising 4 double bedrooms and 3 reception rooms, some in need of modernisation. The residence benefits from large off road parking area, useful outbuilding/workshop and generous wrap around garden. A viewing is highly recommended and the property is available with no onward chain.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Situation

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 0.5 miles where the entrance will be found on the left hand side with a Bond Oxborough "for sale" board clearly displayed.



Internal Description

Entrance Porch - Windows to front and side elevations. External door to front elevation and internal door leading to the inner hall. Original floor tiles.

Inner Hall - Access to understairs cupboard. Stairs leading to first floor landing. Original floor tiles.

Kitchen - 18' x 14'4" (5.49m x 4.37m)

A spacious kitchen comprising matching wall and base mounted units with work surfaces over incorporating a Belfast sink with mixer tap. Space for 2 "Baumatic" cookers with 6 gas ring hobs, extractor and feature bread oven. Space for dishwasher and free standing fridge freezer. Ample room for dining room table and chairs. Window to front elevation and door to side elevation.

Dining Room/Snug - 18' x 14'11" (5.49m x 4.55m)

Reception room with wooden floor boards and feature fireplace housing wood burning stove, brick surround and slate hearth. Bay window to front elevation.

Living Room - 32'5" x 15' (9.88m x 4.57m)

Generous reception room with window to side and rear. Feature fireplace with wooden surround and slate hearth. Bay window to front elevation.

Sun Room - 11'7" x 11'6" (3.53m x 3.5m)

Fitted with a range of storage cupboards. Window to front and side elevations. Door to front elevation.

Utility Room - 16' x 10'8" (4.88m x 3.25m)

Fitted with wall and base mounted units with work surfaces over incorporating a Belfast sink. Feature inglenook fireplace with wood burning stove. Oil fired boiler. Space and plumbing for washing machine and tumble dryer. Window and door to side elevation.

Cloakroom - Fitted with concealed cistern WC and wall hung sink. Windows to side and rear elevations.

First Floor Landing - Window to front elevation. Stairs leading to loft space/bedroom 5.

Bedroom 1 - 18' x 12'10" (5.49m x 3.9m)

Dual aspect double bedroom with windows to side and rear elevations enjoying countryside views. Understairs storage.

Ensuite Shower Room - A fitted suite comprising matching concealed cistern WC and pedestal wash hand basin. Corner shower cubicle with mains fed shower over. Heated towel rail. Frosted window to bedroom.

Bedroom 2 - 15'1" x 15'1" (4.6m x 4.6m)

Generous double bedroom with windows to front and side elevations, enjoying pleasant countryside views.

Bedroom 3 - 14'9" x 13'4" (4.5m x 4.06m)

Double bedroom with windows to side and rear elevations. Recess perfect for fitted wardrobe.

Bedroom 4 - 14'9" x 12'2" (4.5m x 3.7m)

Double bedroom with vanity unit with wash hand basin. Window to side and front elevations.

Family Bathroom - A matching suite comprising panel bath, pedestal wash hand basin, bidet and concealed cistern WC. Heated towel rail. Window to rear elevation.

Bedroom 5/Loft Space - 37' x 10' (11.28m x 3.05m)

Housing hot water cylinder. Windows to side, front and rear elevation.

Outbuilding/Workshop - Vehicle entrance door to garage/workshop area (34'0" x 14'08") and separate pedestrian door leading to adjoining store (12'07" x 12'04"). Power and light connected along with independent heating system. Potential development opportunity subject to gaining the necessary consents.

Outside - The property is approached via a shared drive that leads to a 5 bar wooden gate with the properties name plaque clearly displayed. The gate leads to a large parking area providing tandem off road parking for several vehicles and access to the useful outbuilding/workshop and store. A path leads to utility room, around the side of the house and to the front

Internal Description

entrance porch. A separate gravelled path accessed via a 4 bar wooden gate leads to the front entrance porch. The large garden wraps around the property and is principally laid to lawn and is bordered with a range of mature trees, shrubs and plants.

Services - Mains water and electricity. LPG gas supplying the cooker. Oil fired central heating and private drainage.

EPC Rating - EPC rating "E".

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



Hoggs Park House, Chilsworthy, Holsworthy, EX22 7BL



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



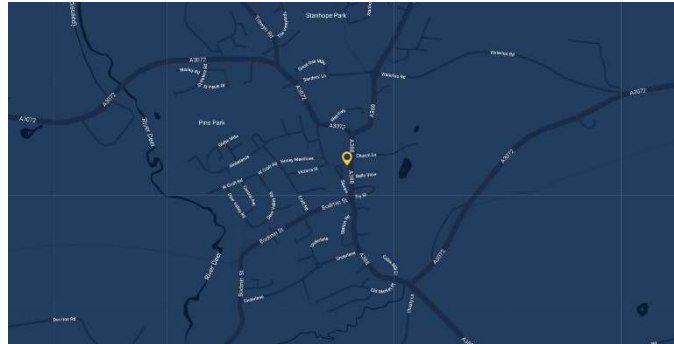
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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...

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.



Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	