

Lilliput House  
Chilsworthy  
Holsworthy  
Devon  
EX22 7BQ



**Asking Price: £325,000 Freehold**



Changing Lifestyles

01409 254 238



- 3 BEDROOM
- WELL PRESENTED
- LINK DETACHED HOUSE
- EXTENSIVE OFF ROAD PARKING AREA
- INTEGRAL GARAGE
- GENEROUS GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- EPC: F

**An exciting opportunity to acquire a well presented, 3 bedroom, link detached house with extensive off road parking area and generous garden. Lilliput House is situated within the heart of the sought after village of Chilsworthy and benefits from having great link to Holsworthy, Bradworthy and the North Cornish Coastline. EPC rating TBC.**



### **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, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit.

### **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 you will see the property on your right with a 'Bond Oxborough Phillips' board clearly displayed.





**Entrance Porch** - 4'8" x 2'5" (1.42m x 0.74m)

Windows to front and side elevations. Internal door leading to inner hall.

**Inner Hall** - Stairs leading to first floor landing.

**Living Room** - 16'10" x 10'9" (5.13m x 3.28m)

Spacious reception room with feature wood burning stove and slate hearth. Window to front elevation.

**Kitchen/Diner** - 20' x 9'9" (6.1m x 2.97m)

A newly fitted kitchen comprising matching wall and base mounted units with work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Space for free standing fridge freezer, electric/LPG cooker and dishwasher. Ample room for dining room table and chairs. Access to useful under stairs storage cupboard. Internal door to garage. Double glazed French patio doors, single door and window to rear elevation.

**First Floor Landing** - Access to loft space.

**Bedroom 1** - 11'4" x 10'5" (3.45m x 3.18m)

Spacious double bedroom with window to rear elevation.

**Bedroom 2** - 9'10" x 9'6" (3m x 2.9m)

Double bedroom with window to front elevation.

**Bedroom 3** - 9'3" x 7'2" (2.82m x 2.18m)

Window to rear elevation overlooking the rear garden.

**Shower Room** - 6'3" x 3'5" (1.9m x 1.04m)

A fitted suite comprising corner shower cubicle, vanity unit with inset wash hand basin and close coupled WC. Access to large airing cupboard housing hot water cylinder and useful shelving. Frosted window to front elevation.

**Garage/Utility** - 18'6" x 8'10" (5.64m x 2.7m)

Up and over vehicle entrance door to front elevation, pedestrian door and window to rear elevation. Power and light connected. Space and plumbing for washing machine, tumble dryer and chest freezer.

**Outside** - The property is approached via its own gravelled entrance drive providing extensive off road parking area for several vehicles types and giving access to the front entrance porch and side gate. The front garden is bordered by close boarded wooden fencing to the front and left hand side and a bank to the right hand side. A side gate to the right hand side of the residence gives access to the enclosed rear garden that is principally laid to lawn and bordered by close boarded wooden fencing to the side and rear. At the rear of the garden is a small vegetable patch with a couple of raised beds and a collection of fruits tress including apple, cherry, pear and plum. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

**Services** - Mains water, electricity and drainage. Economy 7 heaters and LPG gas connected for the cooker.

**EPC Rating** - EPC rating F.

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





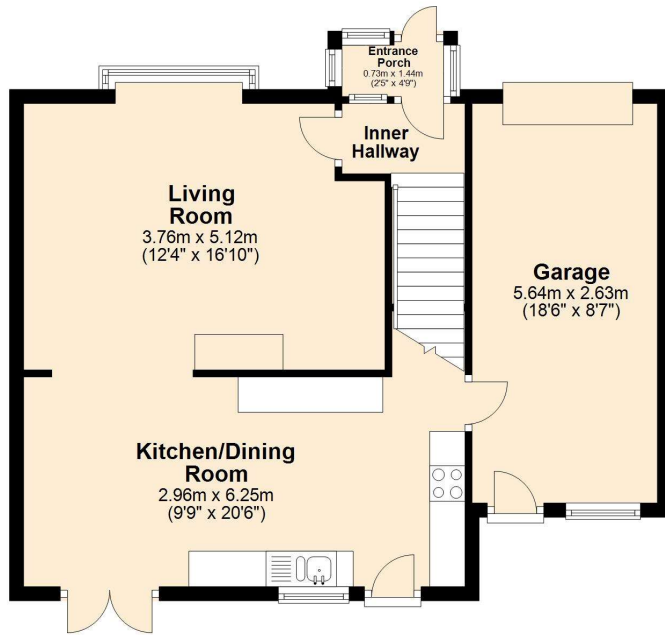






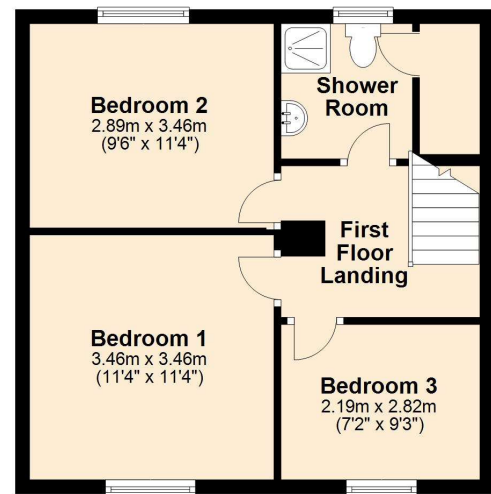
**Ground Floor**

Approx. 59.2 sq. metres (637.4 sq. feet)



**First Floor**

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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.



Lilliput House, Chilsworthy, Holsworthy, Devon, EX22 7BQ

Changing  
Lifestyles

## 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.

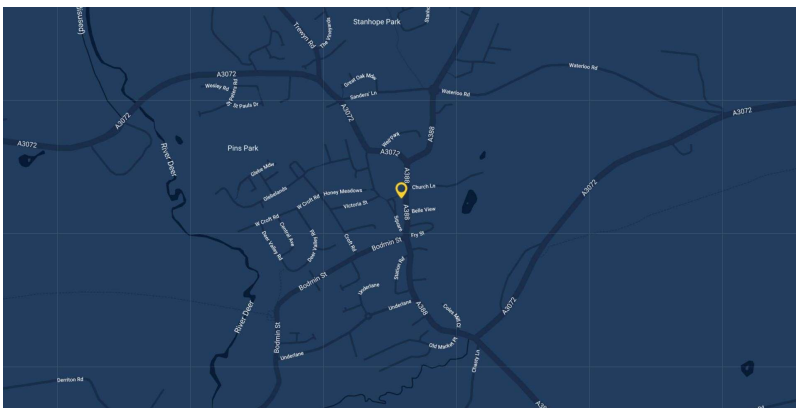
Please do not hesitate to  
contact the team at the Bond  
Oxborough Phillips Sales &  
Lettings on

**01409 254 238**

For a free conveyancing quote  
and mortgage advice.



# 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@boproperty.com](mailto:holsworthy@boproperty.com)

Offices across Devon and Cornwall

**01409 254 238**