



Bond
Oxborough
Phillips

Changing Lifestyles

Belle Vue
Chilsworthy
Holsworthy
Devon
EX22 7BH

Asking Price: £535,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Belle Vue, Chilsworthy, Holsworthy, Devon, EX22 7BH



- 4 BED DETACHED HOUSE
- ADJOINING 1 BED ANNEXE
- DOUBLE GARAGE
- OFF ROAD PARING
- GENEROUS GARDEN
- STUNNING COUNTRYSIDE VIEWS EXTENDING TO DARTMOOR
- SOUGHT AFTER VILLAGE LOCATION
- DUAL OCCUPATION OR INCOME OPPORTUNITY



If you are searching for a spacious detached property situated withing the heart of a beautiful Devon village with adjoining annexe providing either dual accommodation or holiday let potential, then look no further! Belle Vue is a well presented, spacious and versatile detached residence offering 4 bedrooms and 3 reception rooms with 1 bed adjoining annexe/holiday let. The residence benefits from an extensive off road parking area with generous and private rear garden with stunning countryside views.



Changing Lifestyles

01288 355 066
bude@bopproperty.com



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.

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. Upon reaching Chilsworthy, continue through the village, on the sharp left hand turn, take the right hand turn opposite, continue down a little lane towards the methodist church and the entrance of Belle Vue can be found on your right hand side with a 'Bond Oxborough Phillips' board clearly displayed.



Internal Description

Boiler Room - 5'4" x 3'7" (1.63m x 1.1m)

Window to front elevation. Internal door to annexe.

Utility Room - Space and plumbing for washing machine, tumble dryer and dishwasher.

Cloakroom - 5'6" x 4'3" (1.68m x 1.3m)

Wall mounted wash hand basin and low flush WC. Window to side elevation.

Kitchen - 15'4" x 8' (4.67m x 2.44m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven with extractor over and free standing fridge freezer. Window to front elevation.

Living Room - 16'6" x 12'9" (5.03m x 3.89m)

Spacious reception room with feature fireplace housing wood burning stove and slate hearth. Window to rear elevation, over looking the rear garden and countryside beyond.

Sun Room - 8'1" x 5'2" (2.46m x 1.57m)

Windows to side and rear elevations. Door to rear elevation leading to the enclosed and private garden, enjoying panoramic countryside views.

Study - 10'6" x 7'7" (3.2m x 2.3m)

Dining Room - 12'3" x 11'5" (3.73m x 3.48m)

Spacious reception room feature fireplace. Ample room for dining room table and chairs. Window to rear elevation.

First Floor Landing - Window to front elevation.

Bedroom 1 - 14'1" x 8'3" (4.3m x 2.51m)

Double bedroom with feature fireplace, built in wardrobe and dressing table. Window to rear elevation with views over the garden, surrounding countryside and Dartmoor.

Bedroom 2 - 10'4" x 9'4" (3.15m x 2.84m)

Double bedroom with built in wardrobes. Window to front elevation.

Bedroom 3 - 11'6" x 9'1" (3.5m x 2.77m)

Double bedroom with feature fireplace and built in wardrobes. Window to rear elevation with views extending to Dartmoor.

Bedroom 4 - 6'8" x 6'6" (2.03m x 1.98m)

Window to rear elevation, over looking the rear garden, surrounding countryside and Dartmoor beyond.

Bathroom - 10'4" x 9'4" (3.15m x 2.84m)

A fitted suite comprising panel bath and large separate shower cubicle with mains fed shower over. Pedestal wash

hand basin, low flush WC and heated towel rail. Window to front elevation.

Annexe

Kitchen - Fitted with a range of matching wall and base mounted units incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine, tumble dryer, electric oven or free standing fridge freezer. Window to front and door to side elevation.

Living/Dining Room - 15'9" x 13'4" (4.8m x 4.06m)

A spacious reception room with window to rear elevation over looking the garden and countryside beyond. Ample room for sitting room suite and dining table and chairs.

Bedroom 1 - 14'1" x 8'3" (4.3m x 2.51m)

Double bedroom with built in wardrobe. Window to side elevation and double glazed sliding patio door to rear, leading to the garden with far reaching countryside views extending to Dartmoor.

Bathroom - 10'3" x 5'11" (3.12m x 1.8m)

A matching suite comprising panel bath with shower attachment over, pedestal wash hand basin and low level WC. Heated towel rail. Window to front elevation.

EPC Rating - EPC rating TBC.

Belle Vue, Chilsworthy, Holsworthy, Devon, EX22 7BH

Changing Lifestyles

Internal Description

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

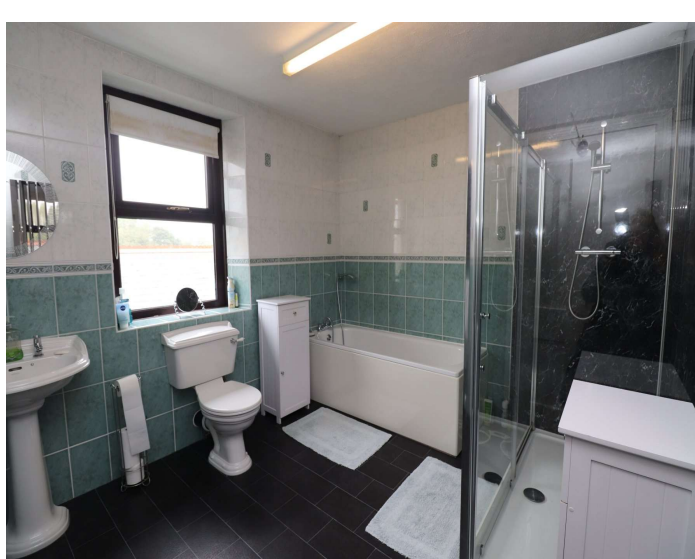
Services - Mains water, electricity and drainage. Oil fired central heating.



Changing Lifestyles

01288 355 066
bude@boproperty.com

Belle Vue, Chilsworthy, Holsworthy, Devon, EX22 7BH



Changing Lifestyles

01288 355 066
bude@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.

Belle Vue, Chilsworthy, Holsworthy, Devon, EX22 7BH

Changing Lifestyles

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

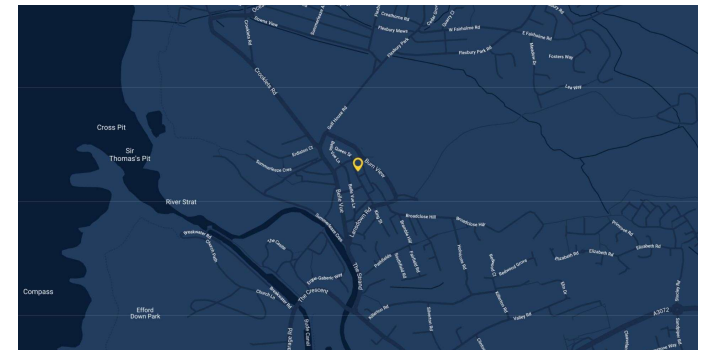
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01288 355 066 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

01288 355 066

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01288 355 066
bude@bopproperty.com