



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Kernow House  
Chilsworthy  
Holsworthy  
Devon  
EX22 7BH

**Asking Price: £  
Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**



# Kernow House, Chilsworthy, Holsworthy, Devon, EX22 7BH



- AVAILABLE WITH NO ONWARD CHAIN
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- EXTENSIVE OFF ROAD PARKING
- INTEGRAL DOUBLE GARAGE
- GENEROUS PRIVATE GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- EPC: D



Situated on the edge of the sought after village of Chilsworthy is this generous upside down residence offering spacious accommodation including 5 bedrooms, 3 reception rooms and 3 bathrooms. This property provides well-presented accommodation throughout and benefits from private rear garden, extensive off road parking and integral double garage. Kernow house is the perfect family home but would equally be appealing to those seeking dual accommodation (subject to gaining the necessary planning consents). Available with no onward chain. EPC D.



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## 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 and continue down a little lane past the methodist church. The entrance to Kernow House can be found on the left hand side with a 'Bond Oxborough Phillips' board clearly displayed.





# Internal Description

## **Entrance Hall** - 21'4" x 10' (6.5m x 3.05m)

Generous entrance hall with stairs leading to first floor landing. Window to front elevation.

## **Bedroom 3** - 15'2" x 10' (4.62m x 3.05m)

Double bedroom with windows to front and side elevations.

## **Bedroom 4** - 12'5" x 10' (3.78m x 3.05m)

Double bedroom with window to front elevation.

## **Shower Room** - 6'6" x 6' (1.98m x 1.83m)

A fitted suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin and low flush WC. Heated towel rail.

## **Integral Double Garage** - 20'5" x 19'5" (6.22m x 5.92m)

Double garage with light and power connected. Two manual up and over vehicle entrance doors to side elevations. Window to side elevation. Internal door to entrance hall.

## **Storage** - 56'4" x 10'3" (17.17m x 3.12m)

Fantastic storage area with light and power connected.

## **First Floor Landing** - 15'1" x 13'3" (4.6m x 4.04m)

Access to large airing cupboard housing hot water cylinder. Access to loft space.

## **Kitchen** - 12'4" x 12'2" (3.76m x 3.7m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Built in "NEFF" oven and grill with matching "NEFF" 4 ring hob and extractor over. Plumbing for dishwasher and space for free standing fridge/freezer. Windows to side and front elevations.

## **Dining Area** - 14'11" x 10'9" (4.55m x 3.28m)

Ample room for large dining table and chairs.

## **Living Room** - 20'7" x 19'4" (6.27m x 5.9m)

Spacious, light and airy reception room with feature open fireplace. Windows to side elevations.

## **Bedroom 1** - 18'3" x 12'3" (5.56m x 3.73m)

Double bedroom with built in wardrobes. Window to rear elevation enjoying views of the garden.

## **Ensuite Shower Room** - 7'2" x 6'7" (2.18m x 2m)

Shower cubicle with "Triton" electric shower over, pedestal wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

## **Bedroom 2** - 18'3" x 8'1" (5.56m x 2.46m)

Double bedroom with built in double wardrobe. Windows to front and side elevations.

## **Bedroom 5/Study** - 10'1" x 10'1" (3.07m x 3.07m)

Built in storage cupboard and window to front elevation.

## **Conservatory** - 10'10" x 9'11" (3.3m x 3.02m)

Double glazed windows to rear and side elevations. Double glazed French patio doors to rear leading to the garden. Sliding internal doors lead to the dining area.

## **Family Bathroom** - 11'7" x 7'1" (3.53m x 2.16m)

A fitted suite comprising shower cubicle with "Triton" shower over, separate panel bath, pedestal wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

## **Utility Room** - 7'6" x 4'9" (2.29m x 1.45m)

Wall hung unit and separate storage unit. Plumbing for washing machine and tumble dryer. Window and door to side elevation.

## **Cloakroom** - 6'10" x 3' (2.08m x 0.91m)

Fitted with a low flush WC and wall hung wash hand basin. Window to rear elevation.

**Outside** - The property is approached via a shared lane that provides access to an extensive off road parking area for several vehicles and gives access to the double garage and front entrance door. Steps to the side of the residence leads to a secondary entrances via the utility room or the conservatory. Adjoining the rear of the property is a paved patio area, with steps leading to another paved patio area,

# Internal Description

providing the ideal spot for alfresco dining and entertaining. The generous rear garden is principally laid to lawn and planted with a variety of mature flowers and shrubs and bordered by mature trees providing a high degree of privacy. A separate drive to the side provides access to an outbuilding which has power and light connected and further off road parking for 2/3 vehicles.

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

**EPC Rating** - EPC rating "D".

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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