



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 The Willows  
Chilsworthy  
Holsworthy  
Devon  
EX22 7BB



**Asking Price: £525,000 Freehold**



**Changing Lifestyles**

**01409 254 238**



- IMPRESSIVE & SPACIOUS DETACHED HOUSE
- 5 BEDROOMS (2 EN-SUITE)
- 2 RECEPTION ROOMS
- DOUBLE GARAGE
- OFF ROAD PARKING
- GOOD SIZED PLOT
- GLORIOUS SOUTHERLY VIEWS FROM THE REAR
- SOLAR PANELS
- PVCU DOUBLE GLAZED & OIL FIRED CENTRALLY HEATED
- NO ONWARD CHAIN



**Situated within the heart of the popular village of Chilsworthy is this truly impressive and spacious 2 reception room, 5 bedroom (2 ensuite) detached family home. The residence benefits from adjoining double garage, drive way and generous front and rear garden with stunning far reaching countryside views. Available with no onward chain. EPC C.**

This very well planned and built home is one of only four of this design on this exclusive small village edge development. The rooms all of which have radiators and PVCu double glazed windows briefly comprises: A Substantial Entrance Porch, Welcoming Galleried Entrance Hall, Study, Double Aspect Lounge with a "Minster" style fireplace, Dining Room, Well Appointed Kitchen/Breakfast Room with granite tops and Utility Room. The Spacious First Floor Landing serves the Master Bedroom with its vaulted ceiling and a feature arch window, Second Bedroom also Ensuite, 3 Further Double Bedrooms and Family Bath/Shower Room. The rear elevation and garden enjoy a very pleasant southerly aspect with views stretching over the countryside to Holsworthy and beyond.

## Situation

Chilsworthy is a small village with its own well supported Village Hall where a number of regular community events take place and also incorporates a small Post Office. The busy market town of Holsworthy with its comprehensive Shops and amenities is some 2 miles. Holsworthy caters well for its inhabitants with a range of facilities including Indoor Heated Swimming Pool, Golf Course, Bowling Green, Library, Park, Schools, popular Pubs etc. Bude on the North Cornish coast with its safe sandy, surfing beaches is some 10 miles. Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter is some 40 miles. Cornwall's ancient capital Launceston is some 14 miles. The port and market town of Bideford is 19 miles and the Regional North Devon Centre of Barnstaple some 28 miles.

## Directions

Proceed out of town on the A3072 Bude Road and opposite the BP Garage turn right signed Chilsworthy/Bradworthy. Continue along this road and in the centre of the village turn left into The Willows and bear round to the left and the property will be found a short way along on the right hand side with a number plate clearly displayed.



THIS ACCOMMODATION COMPRISES (all measurements are approximate):-

## IMPRESSIVE ENTRANCE PORCH

**GALLERIED RECEPTION HALL** - Eye catching mahogany staircase leading to the first floor galleried landing. Access to useful built in shelved storage unit.

**CLOAKROOM** - 9'11" x 3'8" (3.02m x 1.12m)  
Fitted with a low flush WC and pedestal wash hand basin. Ample room to store coats and shoes.

**STUDY** - 10' x 9'10" (3.05m x 3m)  
Light and airy reception room with window to front elevation. Currently being used as a study but could also be used as a downstairs bedroom.

**LIVING ROOM** - 21' (6.4) into bay x 14' (4.27)  
A generous dual aspect reception room with window to side and large bay window to front elevation. Feature "Minster" style fireplace. Double doors leading to:

**DINING ROOM** - 13'4" x 12' (4.06m x 3.66m)  
Light and airy dining room with window to rear elevation, overlooking the landscaped garden and far reaching countryside views beyond.

**KITCHEN/DINER** - 21' (6.4) x 13' (3.96) (max) narrowing to 11' (3.35)  
A fitted kitchen comprising matching "Arctic white" wall and base mounted units with quality granite work surfaces over, incorporating a stainless steel 1 1/2' sink drainer unit with mixer taps. Integrated appliances include fridge/freezer, "Neff" double oven, matching 4 ring hob and extractor over. Ample room for dining table and chairs. Window to and French patio doors to rear elevation, enjoying views of the garden and Devon countryside.

**UTILITY ROOM** - 7' x 6'1" (2.13m x 1.85m)  
Space and plumbing for washing machine and tumble dryer. Fitted with a useful base unit with work surfaces over incorporating a stainless steel sink drainer unit. Door to side elevation.

**SPACIOUS GALLERIED FIRST FLOOR LANDING** - Access to loft space and built in cupboard housing hot water cylinder.

**MASTER BEDROOM** - 14' x 11'9" (4.27m x 3.58m)  
Generous, light and airy bedroom with 10' high vaulted ceiling and feature arched window to front elevation. Access to built in wardrobe and store cupboard.

**ENSUITE BATH/SHOWER ROOM** - A matching white suite comprising panel bath, separate shower cubicle with "Mira Event" electric shower over, pedestal wash hand basin and low flush WC. Window to side elevation.

**BEDROOM 2** - 13'10" (4.22) x 11'10" (3.6) (max) plus recess  
Large double bedroom with window to rear elevation, enjoying a great rural outlook.

**ENSUITE SHOWER** - A 3 piece suite comprising shower cubicle with a "Mira Event" shower over, pedestal wash hand basin and low flush WC.

**BEDROOM 3** - 10' x 9'5" (3.05m x 2.87m)  
Double bedroom with window to front. Built-in storage cupboard.

**BEDROOM 4** - 10'8" x 9'9" (3.25m x 2.97m)  
Double bedroom with window to rear elevation, enjoying lovely countryside views.

**BEDROOM 5** - 10'8" x 9'2" (3.25m x 2.8m)  
Double bedroom with window to rear elevation.

**FAMILY BATHROOM** - A matching 3 piece white suite comprising panel bath with a "Mira Status" shower over, pedestal wash hand basin and low flush WC. Window to side elevation.

**OUTSIDE** - The property is approached via its own entrance drive providing off road parking for 2 vehicles and giving access to the front entrance door and double garage. The front garden is principally laid to lawn and decorated with a variety of trees and shrubs. The front garden is bordered by a mature hedge. A side gate gives access to the rear garden.

Adjoining the rear of the property is a large paved patio area providing the ideal spot for alfresco dining and entertaining. The rest of the garden is principally laid to lawn, with raised vegetable beds to the side. The lower part of the garden has recently been landscaped by the current owners and features lovely stone walls and stocked flower beds. Within the garden there is productive fruit trees. The rear garden is bordered by close boarded wooden fencing to the sides with a small bank with sheep wire to the rear, allow full view of the stunning far reaching countryside views beyond.

**ADJOINING GARAGE** - 17'9" x 16'8" (5.4m x 5.08m)  
2 automatic "Garamatic" up and over vehicle entrance doors to front elevation. Light and power connected. Pedestrian door to rear elevation.

**SERVICES** - Mains water, electricity and drainage. Solar panels.

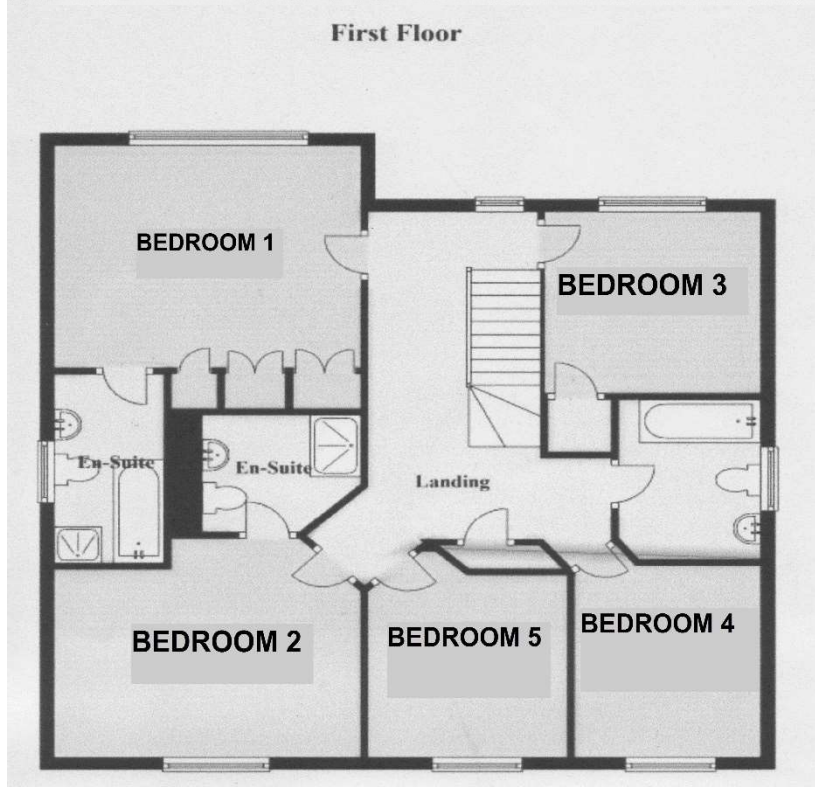
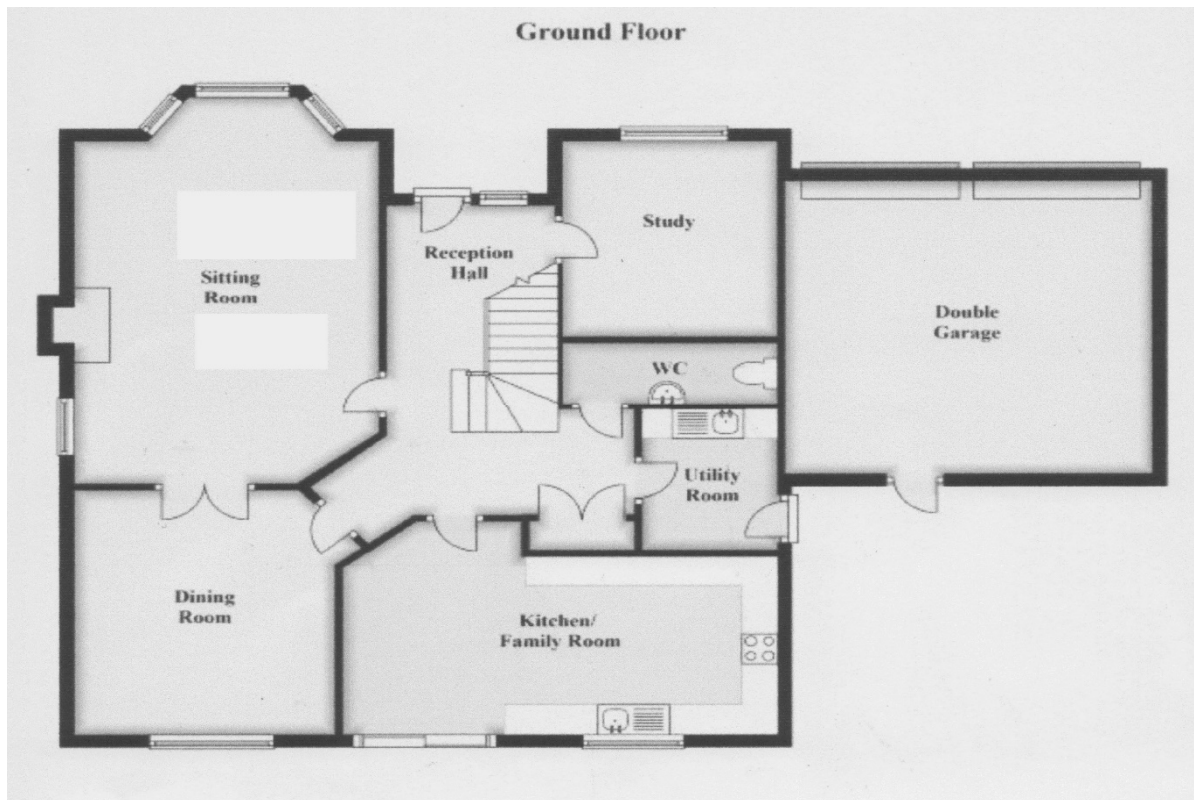
**COUNCIL BAND** - Band 'F' (please note this council band may be subject to change).

**EPC RATING** - Rating C



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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.

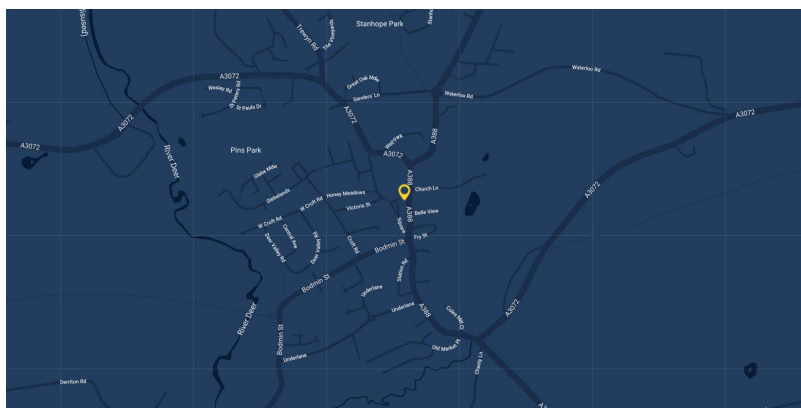
Please do not hesitate to  
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Oxborough Phillips Sales &  
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**01409 254 238**

For a free conveyancing quote  
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Offices across Devon and Cornwall

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