



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Inglenook  
Chilsworthy  
Holsworthy  
Devon  
EX22 7BQ

**Asking Price: £315,000 Freehold**

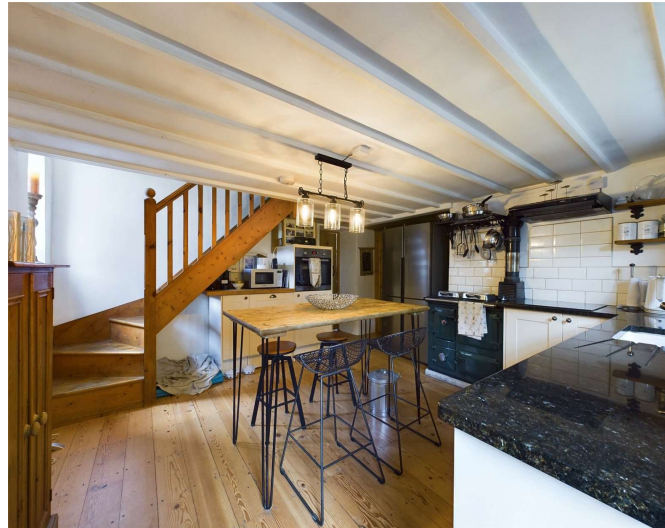


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01409 254 238  
holsworthy@boproperty.com



- CHARMING DETACHED CHARACTER COTTAGE
  - BEAUTIFULLY PRESENTED
    - 3 BEDROOMS
    - FRONT AND REAR GARDEN
  - SOUGHT AFTER VILLAGE LOCATION
  - GREAT LINKS TO HOLSWORTHY AND THE NORTH CORNISH COASTLINE
  - IDEAL HOME OR INVESTMENT PURCHASE/HOLIDAY RETREAT
  - AVAILABLE WITH NO ONWARD CHAIN



Nestled within the heart of the sought after village of Chilsworthy, with great links to bustling market town of Holsworthy and the highly popular North Cornish coastline, is this beautiful detached, character cottage. Bond Oxborough Phillips are proud to be offering Inglenook, which comprises Kitchen, Living/Dining room, 3 bedrooms and 2 bathrooms. The residence benefits from having front and rear garden, housing a range of useful outbuildings, including a games room, with power and light connected. This immaculately presented property is ideally suited to those looking for a character cottage as a home, a holiday retreat or investment purchase. An internal viewing is highly recommended to truly appreciate this stunning property. Available with no onward chain. EPC E.





## 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 of Chilsworthy where the property will be found on the left-hand side, with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

## 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.



# Internal Description

## **Porch** - 4'5" x 2'2" (1.35m x 0.66m)

Window to front and side elevations. External door to leading to the garden, internal door leading to the living/dining room.

## **Living/Dining Room** - 18' x 11'1" (5.49m x 3.38m)

Cosy reception room with boasting many character features including inglenook fireplace housing wood burning stove with wooden mantle and clome oven. Access to useful storage cupboard. Ample room sitting room suite and dining table and chairs. Windows to front and side elevations. Internal door gives access to the kitchen and downstairs shower room.

## **Kitchen** - 13'9" x 12'8" (4.2m x 3.86m)

A fitted kitchen comprising a range of base units with Granite work surfaces over, incorporating a sink drainer unit and mixer tap. Built in appliances include "Lamona" electric oven, matching 4 ring induction electric hob, extractor and dishwasher. Multi-fuel Rayburn, runs the hot water and central heating. Space for free standing American style fridge/freezer. Ample room for dining table and chairs or island. Stairs leading to first floor landing. Window to rear and side elevations, external door to rear garden.

## **Shower/Laundry Room** - 6'9" x 5'6" (2.06m x 1.68m)

A fitted suite comprising corner shower cubicle with "Triton" electric shower over, pedestal wash hand basin, corner low flush WC and heated towel rail. Space and plumbing for washing machine and tumble dryer. Frosted window to side elevation.

## **First Floor Landing** - 5'4" x 5'2" (1.63m x 1.57m)

Provides access to the 3 double bedrooms and family bathroom. Access to loft hatch.

## **Bedroom 1** - 12'9" x 10'3" (3.89m x 3.12m)

Double bedroom with window to rear elevation, overlooking the rear garden.

## **Bedroom 2** - 11'2" x 9'11" (3.4m x 3.02m)

Double bedroom with window to front elevation, with views of the garden.

## **Bedroom 3** - 11'1" x 7'11" (3.38m x 2.41m)

Small double with window to front elevation, enjoying views of the front garden.

## **Bathroom** - 7'3" x 6'8" (2.2m x 2.03m)

A matching three piece suite comprising panel bath, pedestal wash hand basin and low flush WC.

**Outside** - The front garden is accessed via a metal gate which leads to a brick patio area adjoining the residence, providing the ideal spot for alfresco dining and entertaining. The rest of the front garden is principally laid to lawn and decorated with a variety of mature flower and shrubs. A path leads to the lower part of the garden, which gives access to the games room (15'09" x 7'11" with power and light connected) and another useful wooden storage shed. The garden is bordered by mature Devon hedges and trees, providing a high degree of privacy. The rear garden is also accessed via a metal gate, with steps leading to the rear entrance door. The rear garden is bordered by a stone wall and metal railings and decorated with stone chippings and a range of mature plants. The rear garden also houses another wooden storage shed.

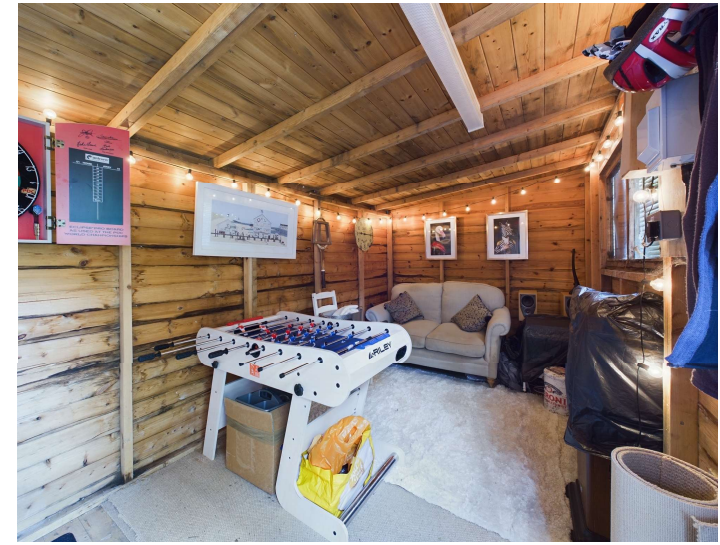
**EPC Rating** - EPC rating E (40) with the potential to be C (71).

**Services** - Mains water, electricity and drainage. 2 water wells connected.

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



Inglenook, Chilsworthy, Holsworthy, Devon, EX22 7BQ

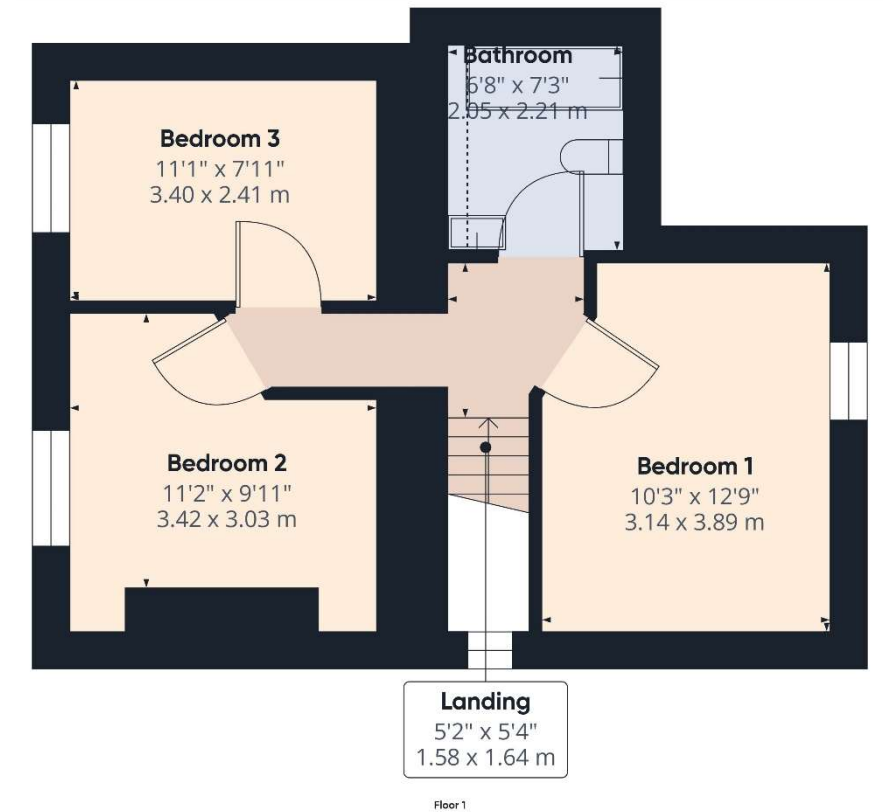
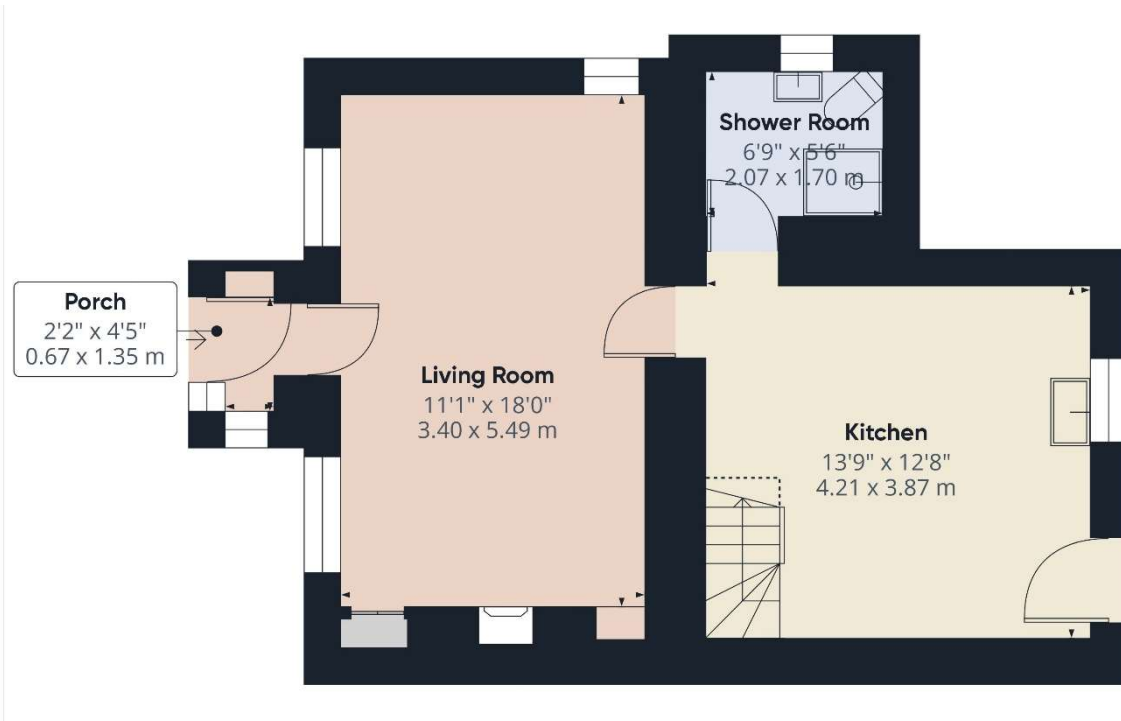


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Floorplans:



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

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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>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

