



Bond
Oxborough
Phillips

Changing Lifestyles

2 Meadow View
Chilsworthy
Holsworthy
Devon
EX22 7JQ

Asking Price: £695,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- DETACHED MODERN HOME
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- EXTENSIVE OFF ROAD PARKING AREA
- INTEGRAL GARAGE
- 4/5 BEDROOMS (2 ENSUITE)
- 2 RECEPTION ROOMS
- GENEROUS PRIVATE REAR GARDEN
- GREAT LINKS TO THE MARKET TOWN OF HOLSWORTHY AND THE NORTH CORNISH COASTLINE
- EPC: A
- COUNCIL TAX BAND: F

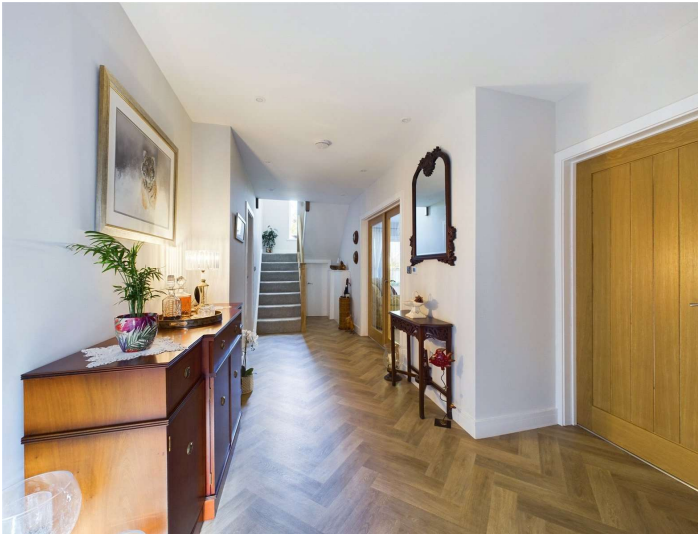


Overview

This exquisite detached residence presents a remarkable level of spacious accommodation, featuring 4/5 bedrooms and 2 ensuite with underfloor heating across both the ground and first floors. It is enhanced by solar PV panels and an air source heat pump, underscoring a commitment to sustainable living. Distinct from conventional new builds, this home offers expansive rooms with generous storage solutions.

A standout design feature is the ground-floor bedroom, complemented by an adjacent shower room, making it ideal for multi-generational living. The wider doorways ensure wheelchair accessibility, and this adaptable space can also function as an expansive study or office. The garden, which extends the full width of the property, is very well landscaped and a deceptively good size. Elevated and accessible via steps from the patio, it basks in sunlight throughout the day. The property also boasts extensive off-road parking and an integral garage. This home is an exceptional property for the local area and deserves an internal inspection to fully appreciate its qualities.





Location

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 M&S Garage, turn right sign posted Bradworthy/Chilsworthy. Continue through the village of Chilsworthy and after a sharp left hand bend the entrance to Meadow View will be found on the right hand side with a name plaque clearly displayed.



2 Meadow View, Chilsworthy, Holsworthy, Devon, EX22 7JQ

Entrance Hall - 11'4" x 6'11" (3.45m x 2.1m)

A light and airy entrance hall with stairs leading to first floor landing. Access to Shower Room, Bedroom 5/Snug, Living Room, Kitchen/Diner and useful understairs cupboard.

Open Plan Kitchen/Diner - 27'4" x 14'6" (8.33m x 4.42m)

A stunning, high quality kitchen comprises a range of base and wall mounted units with work surface over, incorporating a feature "Belfast" sink with mixer taps. Built in eye level, double electric oven, 5 ring hob with extractor over. Integrated appliances include fridge/freezer, dishwasher and wine cooler. Feature breakfast bar, with ample space for separate dining table and chairs. Bi-folding doors to rear, with views of the garden and window to front elevation.

Living Room - 19'2" x 14'6" (5.84m x 4.42m)

A generous reception room with double glazed patio doors to the rear elevation, giving access to the enclosed and private garden.

Snug/Bedroom 5 - 13'1" x 12'2" (4m x 3.7m)

A versatile room, currently set up as a snug, equally suited as a ground floor double bedroom, with the adjacent shower room.

Shower Room - 7'4" x 4'9" (2.24m x 1.45m)

Fitted with a matching white suite comprising large shower cubicle with mains fed shower over, low flush WC, vanity unit with inset wash hand basin, mixer tap and illuminating mirror over. Frosted window to front elevation.

Utility Room - 9'3" x 8'7" (2.82m x 2.62m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless

steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Access to plant room and the integral garage. External door to rear, leading to the garden.

Plant Room - 9'2" x 3'1" (2.8m x 0.94m)

Housing hot water cylinder, fuse box and solar panel box.

First Floor Landing - 24'3" x 3'7" (7.4m x 1.1m)

Wall to ceiling window to rear elevation, allowing an abundance of nature light to enter the property, whilst giving a lovely outlook to the rear garden.

Bedroom 1 - 27'3" x 14'8" (8.3m x 4.47m)

A most impressive master bedroom with feature Juliet balcony to rear elevation, enjoying pleasant views of the garden. A fitted range of high quality bedroom furniture, creates a lovely dressing area. Additional eves storage. Velux window to front elevation.

Ensuite Shower Room - 10'4" x 8'6" (3.15m x 2.6m)

A fitted suite comprising large walk in shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, mixer tap and illuminating mirror over, low flush WC and heated towel rail. Access to useful storage cupboard. Velux window to front elevation.

Bedroom 2 - 15'3" x 12'11" (4.65m x 3.94m)

Double bedroom with Juliet balcony to rear elevation, overlooking the garden. Floor to ceiling fitted wardrobes.

Ensuite Shower Room - 7'9" x 4'6" (2.36m x 1.37m)

A matching suite comprising a large, walk in shower cubicle with mains fed shower attachment over, low flush WC, heated towel rail, vanity unit with inset wash hand basin, mixer tap and illuminating mirror over.

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Bedroom 3 - 15'8" x 14'6" (4.78m x 4.42m)

Spacious double bedroom with window to front elevation, enjoying far reaching countryside views.

Bedroom 4 - 15' x 11'3" (4.57m x 3.43m)

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

Family Bathroom - 11'8" x 10'3" (3.56m x 3.12m)

A four piece suite comprising large shower cubicle with mains fed shower over, separate bath, Low flush WC, heated towel rail and vanity unit with inset wash hand basin, mixer tap and illuminating mirror over. Frosted window to front elevation.

Outside - The property is approached via a shared

entrance which spits into two separate private drives. The paved red brick drive provides extensive off road parking. Pedestrian access to the rear gardens which are well landscaped with a brick paved patio area, providing the ideal spot for alfresco dining. Steps lead up to a level lawn, bordered by attractive planting and a mature hedge. Space for timber garden shed. Outside plug sockets.

Integral Garage - 20'8" x 14'3" (6.3m x 4.34m)

Electric up and over vehicle entrance door to front elevation. Light and power connected.

Services - Main electricity and Water. Private Drainage.

Underfloor heating throughout via an Air Source Heat Pump. Solar panels.

Council Tax Banding - Band 'F' (please note this council

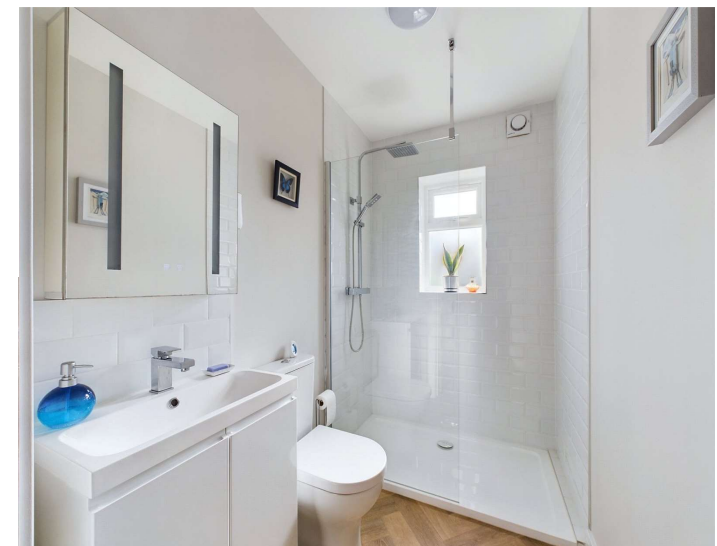
band may be subject to reassessment).

EPC Rating - EPC rating A (92) with the potential to be A

(94). Valid until July 2032.



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Floorplan



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	