



Bond
Oxborough
Phillips

Changing Lifestyles

The Pipkin
Chilsworthy
Holsworthy
Devon
EX22 7BQ

Asking Price: £343,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

The Pipkin, Chilsworthy, Holsworthy, Devon, EX22 7BQ



- 3 BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZE LANDSCAPED GARDENS
- EXTENSIVE OFF ROAD PARKING
- STUNNING COUNTRYSIDE VIEWS TO THE REAR
- WELL PRESENTED THROUGHOUT
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- EPC: D
- Council Tax Band: D



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Overview

Situated on the edge of this sought after Village within a generous size plot of approximately 0.17 acre is this well presented 3 bedroom detached bungalow offering comfortable and versatile accommodation, with stunning views overlooking the surrounding countryside. Driveway with ample parking, landscaped gardens and garage. EPC D

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, and its excellent website www.rubycountry.com is well worth a visit.

Entrance Hall

Living Room - 17'8" x 9'11" (5.38m x 3.02m)

A light and airy dual aspect room with windows to front and side elevations. A feature fireplace with a timber mantle and a slate hearth houses a wood burning stove.

Kitchen/ Diner - 12'10" x 11'1" (3.9m x 3.38m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap over. Recess for cooker with extractor system over.

Plumbing and recess for washing machine. Space for tall fridge freezer and a dining room table and chairs. Window to rear elevation boasting a superb views over the surrounding farmland.

Bedroom 1 - 12'11" x 9'11" (3.94m x 3.02m)

A generous size master bedroom with window to rear elevation enjoying a fantastic view over the fields to the rear.

Bedroom 2 - 10'11" x 9'10" (3.33m x 3m)

A spacious double bedroom with window to front elevation.

Bedroom 3 - 9'8" x 7'7" (2.95m x 2.3m)

Currently used as a study, equally suiting as a bedroom or a dining room. Window to rear elevation.

Bathroom - 7'7" x 6' (2.3m x 1.83m)

A well presented fitted suite comprises an enclosed panelled bath with shower attachment over the taps, a close coupled WC and pedestal wash hand basin. Window to rear elevation.

Rear Porch

Garage - 17'4" x 9'5" (5.28m x 2.87m)

Up and over vehicle entrance door, power and light connected. Window to side elevation.

Outside - The property is approached via a driveway with ample off road parking. The gardens are superbly landscaped and surround the property. The front is principally laid to lawn with a Devon Bank on the roadside. A picket fence and pedestrian gate lead to the rear gardens which overlook the fields at the back. A gravel laid area provides the perfect spot for alfresco dining whilst enjoying the lovely aspect. Timber workshop/shed with power and light connected, external power sockets and nature garden

Services - Mains water supply and drainage. Oil fired central heating.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right sign posted

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Bradworthy/Chilsworthy. Continue on this road to the village. Upon entering Chilsworthy, the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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Floorplan



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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.

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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