





## 2 CARROLL RISE

Chilsworthy, Holsworthy, Devon, EX22 7BH

Price £799,950

- Exclusive Development of 5 contemporary new homes
- Edge of village location, close to Holsworthy and 10 miles to the coast
- Living room, kitchen/dining/family room with two large glass sliding doors
- Four ensuite double bedrooms, dressing rooms to the principal and guest bedroom
- Extensive off road parking, double garage and enclosed gardens

2 Carroll Rise is a stunning and well appointed detached contemporary house situated on an exclusive development of five contemporary homes, in an edge of village location some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude!

This exceptional home offers energy efficient living with Solar PV panels, underfloor heating throughout the two floors and air source heat pump.

You enter the property via a 8ft high aluminium door to a most impressive galleried double height entrance hall with feature stone wall, living room, study, spacious kitchen/dining/family room with two 14ft 10' width doors and utility room. On the first floor there are four ensuite double bedrooms, with dressing rooms to the principal and guest bedroom.

Outside there is extensive off road parking, a double garage and generous enclosed gardens.





#### DIRECTIONS

From our offices in Bude, proceed down Queen Street and then right into Lansdown Road and along the Strand, turn left at the mini roundabout into Bencoolen Road and remain on this road all the way up the hill passing straight over the Morrisons roundabout. At the next roundabout turn left onto the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). As you enter Holsworthy you will pass the BP filling station/ M&S Food, take the left turning just after into Trewyn Road. Remain on this road towards Chilsworthy and then as you enter the village take the second right turning into an unnamed road, at the bottom of the hill you'll see the entrance to the development on the left hand side, next to Kernow House, turn into Carroll Rise and the property will be the second house on the left hand side.

#### ENTRANCE HALL

**20' 9" x 11'6 max' 7'3 min" (6.32m x 3.53m)** Entering the property via a 8ft high powder coated aluminium door into the most impressive galleried hall way, with aluminium double glazed corner window and double glazed aluminium door to the rear elevation offering views and leading out to the garden. Anthracite wood and glass balustrade open tread staircase ascending to the first floor, feature stone wall, useful storage cupboard with automatic light and engineered light oak floor with underfloor heating. Doors serve the following rooms:-

#### CLOAKROOM

**5' 00" x 3'8' (1.52m x 0.91m)** Inset lighting, MVHR outlet, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern and attractive polished marble floor tiling with matching skirting board detailing and underfloor heating.

#### LIVING ROOM

**18' 3" x 18' 2" (5.56m x 5.54m)** A bright and spacious dual aspect reception room with 14ft width sliding aluminium double glazed doors to the rear leading out to the extensive tiled patio seating area and feature aluminium double glazed 'letterbox' style window to the front. High level double socket/network point and light oak engineered flooring with underfloor heating.

#### STUDY

**10' 8" x 8' 9" (3.25m x 2.67m)** A useful reception room currently used as a home office with aluminium double glazed 'letterbox' style window to the front elevation, MVHR outlet and light oak engineered wood flooring with underfloor heating.

#### KITCHEN/DINING/FAMILY ROOM

**23' 3" x 18' 2" (7.09m x 5.54m)** A spacious triple aspect multi zone room with twin aluminium double glazed windows to the side elevations and two 14ft 10' width sliding doors to the side and rear leading out

to the extensive tiled patio seating area, making this the perfect all year round entertaining room. Inset lighting, three feature pendant lights, MVHR point, high level socket, television/network point and large format tiled flooring with underfloor heating.

The kitchen is finished with a wide range of dark grey wall and base units with contrasting white granite worksurfaces with matching upstand. There is a large central island with feature light detailing, two motorised pop up power sockets with integrated wireless chargers and breakfast bar seating for three. The integrated appliances comprise of two ovens /steam ovens with warming drawers, combination microwave/grill all with integrated WiFi controls, touch control hob with down draft extractor, fridge and freezer, dishwasher, wine cooler and Quooker tap.

#### UTILITY ROOM

**10'7 max' 7'4 min" x 8' 4" (3.23m x 2.54m)** Aluminium double glazed door to the side elevation, inset lighting and MVHR outlet. There is a matching range of light grey wall and base units with contrasting worksurface, inset composite sink and drainer, space and plumbing for washing machine and space for tumble dryer. Large format tiled flooring with underfloor heating. Door to:-

#### PLANT ROOM

**5' 6" x 5' 5" (1.68m x 1.65m)** Pressurised hot water cylinder, consumer unit, underfloor heating manifolds, MVHR unit and large format tiling with underfloor heating.

#### FIRST FLOOR

Impressive galleried landing with glass balustrade. Two large feature windows to the front and rear elevation floods the space with natural light and light oak engineered wood flooring with underfloor heating. Doors serve the following rooms:-

#### BEDROOM ONE

**18' 4" x 10' 11" (5.59m x 3.33m)** A stunning principle suite with aluminium double glazed doors and windows to the rear elevation overlooking the gardens and surrounding countryside. Inset lighting, feature pendant, MVHR outlet and light oak engineered wood flooring with underfloor heating. Door to:-

#### DRESSING ROOM

**8' 6" x 6' 11" (2.59m x 2.11m)** Loft hatch access with pull down ladder, inset lighting, fitted with a range of furniture to comprise drawer units and hanging rails and light oak engineered wood flooring with underfloor heating.

#### ENSUITE

**9' 4" x 6' 1" (2.84m x 1.85m)** A beautifully appointed dual aspect principal en-suite with aluminium double glazed windows to the front and side elevations, large format high gloss Spanish marble wall and floor tiling with under floor heating, freestanding bath with wall mounted filler, large walk in shower with soak head shower and separate hand attachment, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern. Inset lighting, MVHR outlet and chrome wall mounted heated towel rail.

#### BEDROOM TWO

**18' 4" x 9' 11" (5.59m x 3.02m)** A stunning guest suite with large aluminium double glazed picture window and further large window to the side elevation overlooking the gardens and surrounding countryside. Inset lighting with feature pendant, MVHR point, high level double socket, television/network point and light oak engineered wood flooring with underfloor heating. Door to:-

#### DRESSING ROOM

**7' 9" x 8' 5" (2.36m x 2.57m)** Aluminium double glazed window to the rear elevation, MVHR outlet, inset lighting, fitted with a range of furniture to comprise drawer units and hanging rails and light oak engineered wood flooring with underfloor heating.

#### ENSUITE

**9' 4" x 7' 2" (2.84m x 2.18m)** Aluminium double glazed windows to the side elevation, large format high gloss Spanish marble wall and floor tiling with under floor heating, freestanding bath with wall mounted filler, large walk in shower with ceiling mounted soak head shower and separate hand attachment, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern. Inset lighting, MVHR outlet and chrome wall mounted heated towel rail.

#### BEDROOM THREE

**14' 10" x 11' 00" (4.52m x 3.35m)** A spacious double bedroom with twin aluminium double glazed windows to the front elevation, MVHR point, high level double socket, television/network point and light oak engineered wood flooring with underfloor heating. Door to:-

#### ENSUITE

**6' 9" x 4' 8" (2.06m x 1.42m)** Large walk in shower with soak head shower and separate hand attachment, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern, attractive concrete effect wall and floor tiling with underfloor heating. Inset lighting, MVHR outlet and chrome wall mounted heated towel rail.

#### BEDROOM FOUR

**14' 11" x 8' 9" (4.55m x 2.67m)** A spacious double bedroom with aluminium double glazed window to the side elevation. MVHR outlet and light oak engineered wood flooring with underfloor heating. Door to:-

#### ENSUITE

**6' 6" x 5' 00" (1.98m x 1.52m)** Large walk in shower with soak head shower and separate hand attachment, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern, attractive wall and floor tiling with underfloor heating. Aluminium double glazed window to the side elevation, inset lighting, MVHR outlet and chrome wall mounted heated towel rail.

#### DOUBLE GARAGE

**20' 3" x 19' 3" (6.17m x 5.87m)** Electrically operated sectional door to the front elevation, double glazed window to the rear elevation and doubler glazed pedestrian door to the side, Light and power connected and PV solar controls.

#### OUTSIDE

There is extensive gravel off road parking for four vehicles in front of the double garage with path central path leading to the front door with lawn either side. Side gate leads to the enclosed rear garden which is laid to lawn with a large tiled patio seating area accessed from the living room and kitchen/dining/family room.

#### COUNCIL TAX

Band F

#### SERVICES

Mains electricity, water and drainage. PV panels. Air source heat pump providing central heating and hot water. Mechanical ventilation and heat recovery. (MVHR)

#### TENURE

Freehold



### Ground Floor

Approx. 108.5 sq. metres (1168.0 sq. feet)



### First Floor

Approx. 108.5 sq. metres (1168.0 sq. feet)



Total area: approx. 217.0 sq. metres (2336.0 sq. feet)

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Plan produced using PlanUp.





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**FLOOR PLANS & MAPS:** Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	96	97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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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