





## BRAESIDE,

Chilsworthy, Holsworthy, Devon , EX22 7JQ     Guide Price £1,000,000

- Stunning unique modern detached house built to near passive house status
- Situated in a pleasant semi-rural, location 2 miles from Holsworthy and 9 miles from Bude
- Living room, large open plan kitchen/dining room, study/ground floor bedroom four
- Stunning principal bedroom with ensuite, walk in wardrobe, two further double bedrooms
- Large detached double garage and gardens and grounds in the region of 4 acres

A stunning and contemporary detached house that has been built to exacting standards and near passive house status. Sitting in approximately 4 acres of well-maintained grounds in a pleasant semi-rural location, yet only two miles from the market town of Holsworthy with a large Waitrose supermarket, banks and all amenities, as well as the nearby coastal town of Bude with its sandy beaches and amazing coastal walks, which is approximately 8 miles from the property.

This high specification family home offers bright and spacious open plan living with limestone flooring throughout the ground floor and bespoke solid oak staircase for first floor. Exceptionally low running costs are achieved with the combination of triple glazing, mechanical ventilation and heat recovery system and solar panels making this a very low energy efficient home with an EPC A 97 rating!

The well-appointed accommodation briefly comprises, entrance porch, living room with sliding doors leading out to the terrace seating area, large open plan kitchen/dining room, study/ground floor bedroom 4, shower room with limestone tiling, utility/plant room, boot room and a useful walk-in pantry. On the first floor there is a stunning principal bedroom with a walk-in wardrobe, ensuite shower room, two further double bedrooms and a bathroom.

Outside there is extensive off-road parking, a large detached double garage, productive vegetable beds with polly tunnels, orchard with a variety of fruit trees and an enclosed paddock.





### DIRECTIONS

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy, take the left-hand turning opposite BP garage signposted Chilsworthy/Bradworthy. Continue along this road until reaching Chilsworthy and the property will be located on the right hand side just before leaving the village.

### ENTRANCE PORCH

**6' 5" x 4' 7" (1.96m x 1.40m)** Entering via an aluminium door with triple glazed side panel to the entrance porch, limestone flooring with skirting tile and aluminium triple glazed door and window to:-

### KITCHEN/DINING ROOM

**26' 8" x 22' 7" (8.13m x 6.88m)** An impressive bright and spacious triple aspect room with aluminium and wood triple glazed windows and doors overlooking the grounds and leading out to the patio terrace seating area. Bespoke contemporary solid oak staircase ascending to the first floor, wall mounted Daikin heater/aircon unit.

The kitchen is finished with a range of matching base units with pull out draws and doors, Caesarstone quartz worksurface over with incut drainer and upstands, under mounted stainless steel sink, central island with an inset Bora electric hob with integrated extractor, twin Miele electric ovens and limestone flooring skirting tile. Opening into:-

### LIVING ROOM

**19' 7" x 16' 7" (5.97m x 5.05m)** Aluminium and wood triple glazed windows and doors overlooking the grounds and leading out to the covered patio terrace seating area, two feature picture windows, television point and continuation of the limestone flooring with skirting tile.

### STUDY/BEDROOM FOUR

**13' 10" x 11' 1" (4.22m x 3.38m)** Aluminium and wood triple glazed window to the front elevation and limestone flooring with skirting tile.

### SHOWER ROOM

**8' 1" x 5' 9" (2.46m x 1.75m)** Aluminium and wood triple glazed obscure window to the side elevation. A well appointed room with large shower tray with freestanding glass screen, Hansgrohe soak head shower with separate hand attachment, wall hung basin, push button low flush WC, attractive limestone tiling to three walls and flooring.

### PLANT/UTILITY ROOM

**11' 9" x 8' 10" (3.58m x 2.69m)** Aluminium and wood triple glazed window to the side elevation, fitted base units with work surface over, inset composite sink and drainer with mixer tap over, space and plumbing for dishwasher and washing machine. Wall mounted consumer unit, Zehnder mechanical ventilation with heat recovery (MVHR), Harlequin Heatstream water tank, limestone flooring and leading through to:-

### BOOT ROOM

**8' 1" x 6' 7" (2.46m x 2.01m)** Aluminium and wood triple glazed door to the side elevation and limestone flooring. Door to:-

### PANTRY

**8' 2" x 6' 7" (2.49m x 2.01m)** Aluminium and wood triple glazed window to the side elevation and limestone flooring.

### FIRST FLOOR

Aluminium and wood triple glazed window to the rear elevation overlooking the grounds and countryside. Engineered oak flooring with oak skirting boards and solid oak doors serve the following rooms:-

### BEDROOM ONE

**18' 1" x 11' 8" (5.51m x 3.56m)** A stunning principal dual aspect bedroom with aluminium and wood triple glazed to the front elevation with countryside views, Dartmoor can be seen in the distance, large feature window to the side, oak wood flooring and skirting boards.

### ENSUITE

**8' 5" x 8' 1" (2.57m x 2.46m)** Aluminium and wood triple glazed window to the side elevation overlooking the grounds, shower enclosure with Hansgrohe soak head shower with separate hand attachment, Duravit pedestal wash hand basin and push button low flush WC. Attractive tiled flooring with skirting tile.

### WALK IN WARDROBE

**8' 1" x 6' 6" (2.46m x 1.98m)** Aluminium and wood triple glazed window to the rear elevation.

### BEDROOM TWO

**13' 5" x 10' 6" (4.09m x 3.2m)** A bright and spacious double bedroom with aluminium and wood triple glazed window to the front elevation with countryside views, Dartmoor can be seen in the distance, engineered oak wood flooring and skirting boards.

### BEDROOM THREE

**13' 5" x 11' 8" (4.09m x 3.56m)** A bright and spacious double bedroom with aluminium and wood triple glazed window to the front elevation with countryside views, Dartmoor can be seen in the distance, engineered oak wood flooring and skirting boards.

### BATHROOM

**11' 9" x 8' 1" (3.58m x 2.46m)** Aluminium and wood triple glazed window to the rear elevation overlooking the grounds and countryside. Victoria and Albert freestanding bath with central chrome tower tap with shower attachment, shower enclosure Hansgrohe soak head shower with separate hand attachment, Duravit wall hung basin and push button low flush WC. Attractive tiled flooring with tiled skirting.

### GARAGE

**24' 11" x 19' 10" (7.59m x 6.05m)** Aluminium triple glazed window and door to side elevation, 16'8 wide electric operated door, solar panel controls and light and power connected.

### OUTSIDE

Gravel drive leads to the house and large detached garage with extensive off road parking with bollard lighting and attractive flower bed. Gate and path leads to the side paved terrace seating area, partly covered. The house sits to one corner of the 4 acre plot and gardens and grounds are laid mainly to grass with stock proof fencing. There is a productive vegetable with two polly tunnels and orchard with a selection of fruit trees to include, eating and cooking apples, plums, and cherries.

### COUNCIL TAX

Band F

### SERVICES

Mains electricity and water. Private drainage via treatment plant. Solar panels

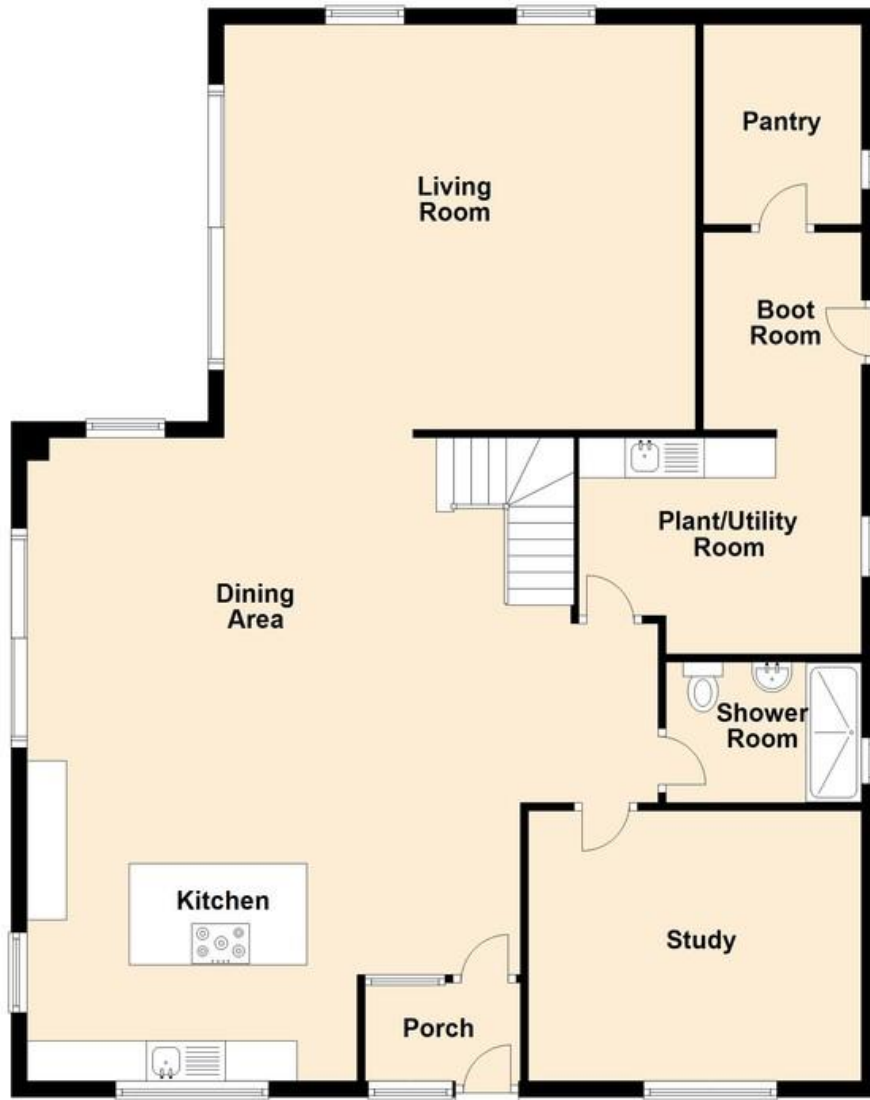
### TENURE

Freehold



### Ground Floor

Approx. 126.4 sq. metres (1360.6 sq. feet)



### First Floor

Approx. 84.8 sq. metres (912.8 sq. feet)



Total area: approx. 211.2 sq. metres (2273.4 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>	97	100
(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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