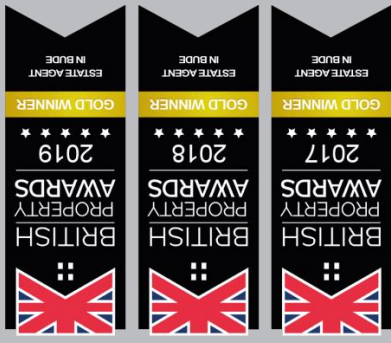


01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



The Property Professionals...



Elm Park Bungalow,

Pancrasweek, Holsworthy, Devon, EX22 7JS

Price £895,000

- Contemporary five bedroom new build
- Large garden and patio area and 3 acres of land
- Underfloor heating, 4kw PV panels, 'A' energy rated
- Five bedrooms, three bath/shower rooms
- Large kitchen diner and living room both with bifold doors



The property professionals

Elm Park Bungalow,

Pancrasweek, Holsworthy, Devon, EX22 7JS

Price £895,000

Elm Park Bungalow is a stunning architecturally designed eco-efficient contemporary family home, situated in a private, and tucked away position on the edge of the rural village of Pancrasweek.

Internally the modern and light interior is extremely spacious with underfloor heating throughout the ground floor and offers entrance hall, impressive kitchen/dining/family room with bi-fold doors, large living room with bi folds to the rear garden, utility, shower room, two ground floor double bedrooms, ensuite shower and dressing room to the principal bedroom, a further two first floor double bedrooms and a well appointed bathroom.

Outside there is a garage, extensive parking and gardens and 3.5 acres to the rear.

ENTRANCE HALL

8' 01" x 5' 01" (2.46m x 1.55m) Entering the property via a composite door, full length window looking towards the rear garden. Doors serve the following rooms.

KITCHEN/DINER

28' 07" x 15' 03" (8.71m x 4.65m) An impressive social hub of the property, with large bi fold doors opening to the rear garden and patio area. The kitchen is fitted with contemporary black wall and base units with contrasting white Artemis Acrylic work surface over, inset glass topped one and a half bowl sink with bronze mixer tap. Integrated appliances comprise of: Neff oven, Neff combi microwave, wine fridge, separate fridge and freezer and dishwasher. Inset induction hob with extractor over.

High gloss grey large format floor tiles, inset spotlights and feature 'drop down' ceiling with LEDs.

UTILITY ROOM

9' 10" x 6' 11" (3m x 2.11m) Matching wall and base units with work surface over. Space and plumbing for freestanding washing machine and tumble dryer. Door to side elevation.

LIVING ROOM

21' 02" (Max) " x 18' 01" (6.45m x 5.51m) A bright and spacious triple aspect living room with Bi-folding doors leading to the garden and patio area. Stairs ascend to the first floor.

SHOWER ROOM

7' 05" x 5' 08" (2.26m x 1.73m) Fitted with a wall hung WC and enclosed cistern, wall mounted wash hand basin with vanity unit under, shower enclosure with mains fed shower.

Attractive tiles to the walls and floors, inset spotlights and extractor.

BEDROOM FOUR

13' 07" x 8' 11" (4.14m x 2.72m) Double glazed window to the front and side elevations, built in wardrobes.

BEDROOM FIVE/OFFICE

10' 00" x 8' 10" (3.05m x 2.69m) Double glazed window to the side elevation.

BEDROOM ONE

15' 10" x 14' 03" (4.83m x 4.34m) The principal bedroom boasts an impressive open vaulted space with a full length floor to ceiling window overlooking the rear garden and paddock, two Velux windows help to flood the room with light.

Under eaves storage and doors serving the following.

DRESSING ROOM

7' 02" x 5' 04" (2.18m x 1.63m) Useful dressing room with velux window over and a 'pocket' sliding door to maximise space.

ENSUITE

8' 02" x 5' 10" (2.49m x 1.78m) Corner shower enclosure with mains fed shower, attractive black tiling to the wet areas. low flush WC with concealed cistern, wall hung wash hand basin with vanity unit and wall mounted chrome heated towel rail.

BATHROOM

8' 01" x 8' 02" (2.46m x 2.49m) Panel enclosed bath, low flush WC with enclosed cistern, wall mounted wash hand basin with vanity unit. Corner shower enclosure, tiled floors and feature wall and Velux window.

BEDROOM TWO

11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to the front elevation and Velux windows.

BEDROOM THREE

15' 09" x 8' 10" (4.8m x 2.69m) Double glazed window to the front elevation and Velux windows.

GARAGE

18' 01" x 16' 10" (5.51m x 5.13m) Electric up and over door, light and power connected, pedestrian door to the rear.

OUTSIDE

The property will be approached via a brick paved drive way with lawn to the front, the rear garden will be laid to lawn with raised flower beds and patio area.

A further 3.5 acres of paddock can be accessed from the side, enjoying views of the surrounding countryside.

SERVICES

Oil central heating. Solar panels, mains water and private treatment plant.

TENURE

Freehold

COUNCIL TAX

TBC

**FREE
SALES
&
LETTINGS**
MARKET APPRAISAL

Award winning



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). Stay on this road for approximately 5 miles and take the left signposted Pancrasweek, just before the sharp bend and the property will be located on the left hand side opposite the church.

