





ELM PARK BUNGALOW,

Pancrasweek, Holsworthy, Devon, EX22 7JS

Price £875,000

- Contemporary architect designed detached property
- Located on the outskirts of the charming rural village of Pancrasweek
- Generous living room with Bi-fold doors, open plan kitchen/dining/family room with Bi-fold doors
- Five double bedrooms, ensuite and dressing room to principal bedroom, two further bath/shower rooms
- Off road parking, single garage, gardens and 3.5 acre paddock

Elm Park Bungalow is a stunning architect designed detached property, blending contemporary luxury with exceptional energy efficiency. Located on the outskirts of the charming rural village of Pancrasweek, this unique property offers a perfect balance of modern comfort and countryside tranquillity.

Step inside to discover an impressively spacious and light-filled interior, designed for seamless modern living. Underfloor heating extends throughout the ground floor, enhancing the warmth and comfort of the space. At the heart of the home lies a spectacular open plan kitchen/dining/family room where bi-fold doors invite the outdoors in, perfect for entertaining. A generous living room, also with bi-fold doors leading to the rear patio and gardens. There is also a shower room, utility room and two ground floor bedrooms.

On the first floor there is a large principal bedroom with glazed gable with doors opening onto a 'Juilet' style balcony, dressing room and ensuite shower, two further double bedrooms and a beautifully appointed bathroom.

Outside extensive off road parking, a single garage, and gardens to the rear. Beyond lies 3.5 acres of open space—ideal for those seeking a slice of the countryside to enjoy.





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.

ENTRANCE HALL

8' 1" x 5' 1" (2.46m x 1.55m) Entering the property via a composite door, full length UPVC double glazed window looking towards the rear garden, engineered oak wood flooring with under floor heating. Appliance cupboard housing pressurised hot water cylinder, underfloor heating manifolds, solar boost, consumer unit and 5kW battery storage from solar panels. Oak doors serve the following rooms:-

SHOWER ROOM

7' 5" x 5' 8" (2.26m x 1.73m) UPVC double glazed window to the side elevation, inset spotlights, large shower enclosure with soak head shower with separate hand attachment, wall hung vanity unit with inset wash hand basin, wall hung mirror with demist and lighting, wall hung toilet bowl with concealed cistern. Attractive tiles to the walls and tiled flooring with underfloor heating and wall mounted electric heated towel rail.

LIVING ROOM

21' 2" (Max) " x 18' 1" (6.45m x 5.51m) A bright and spacious triple aspect living room with aluminium Bi-folding doors leading to the garden and patio area. Inset lighting, oak and glass balustrade staircase ascending to the first floor with useful understairs storage cupboard and engineered oak wood flooring with underfloor heating.

KITCHEN/DINER

28' 7" x 15' 3" (8.71m x 4.65m) An impressive social hub of the property, with large

aluminium bi fold doors opening to the rear garden and patio seating area. Inset spotlights and feature 'drop down' ceiling with feature LED lighting, high gloss light grey large format floor tiles with underfloor heating.

The kitchen is fitted with contemporary handleless black wall and base units with copper detailing, contrasting white Artemis Acrylic work surface, inset glass topped one and a half bowl sink with copper mixer tap, attractive copper tiles, matching central island with seating for four and motorised retractable pop up wireless charger and socket. Integrated appliances comprise of:- Neff electric oven with slide and hide door, Neff combi microwave oven, wine fridge, separate fridge and freezer and dishwasher. Inset induction hob with ceiling mounted extractor over.

UTILITY ROOM

9' 10" x 6' 11" (3m x 2.11m) Matching wall and base units with slimline worksurface over, inset stainless steel sink and drainer. Space and plumbing for freestanding washing machine and tumble dryer. UPVC double glazed door to the side elevation.

BEDROOM FOUR

13' 7" x 8' 11" (4.14m x 2.72m) A spacious double bedroom with a UPVC double glazed window to the front and side elevations. Inset lighting, built in double wardrobe, high level socket and television point.

BEDROOM FIVE/OFFICE

10' 00" x 8' 10" (3.05m x 2.69m) A spacious double bedroom with a UPVC double glazed window to the side elevation. Inset lighting, high level socket, television point and engineered oak wood flooring with underfloor heating.

FIRST FLOOR

Velux window to the side elevation, inset lighting and oak doors serve the following rooms:-

BEDROOM ONE

15' 10" x 14' 3" (4.83m x 4.34m) A spacious principal bedroom boasts an impressive open

vaulted space with a full length floor to ceiling gable window overlooking the rear garden and paddock, two Velux windows help to flood the room with light. Feature pendant lighting, high level socket/ television point, two radiators and door to eaves storage. Door to:-

DRESSING ROOM

7' 2" x 5' 4" (2.18m x 1.63m) Useful dressing room with Velux window over and a 'pocket' sliding door to maximise space.

ENSUITE

8' 2" x 5' 10" (2.49m x 1.78m) Velux window to the side elevation, quadrant shower with mains fed soak head shower with separate hand attachment and wall mounted body jets, wall hung vanity unit with inset basin, wall hung mirror with demist and lighting, low flush WC with concealed cistern, attractive wall and floor tiling with under floor heating and wall mounted chrome duel fuel heated towel rail.

BEDROOM TWO

15' 9" x 8' 10" (4.8m x 2.69m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the church, two Velux windows to the side. High level socket/ television point and radiator.

BEDROOM THREE

11' 11" x 8' 10" (3.63m x 2.69m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the church, two Velux windows to the side. High level socket/ television point and radiator.

BATHROOM

8' 2" x 8' 1" (2.49m x 2.46m) Velux window to the side elevation, double ended bath, quadrant shower with mains fed ceiling mounted soak head shower with separate hand attachment, wall hung vanity unit with inset basin, wall hung mirror with demist and lighting, low flush WC with concealed cistern, attractive wall and floor tiling with under floor

heating and wall mounted chrome duel fuel heated towel rail.

GARAGE

18' 1" 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 gravel driveway with a low wall to the front with lawn. Gravel path leads around to the rear garden which is laid to lawn with a large patio seating area being accessed from the living room and kitchen dining family room. Low wall to the lawn and flower bed with attractive planting.

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

COUNCIL TAX

Band E

SERVICES

Mains electricity, water. Private drainage via treatment plant. Oil fired external boiler. Solar panels with 5kW battery storage.

TENURE

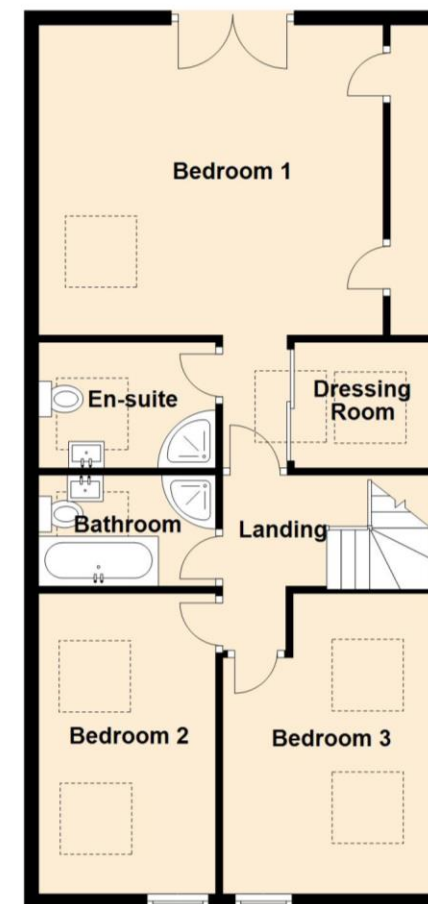
Freehold



Ground Floor
Approx. 147.6 sq. metres (1588.9 sq. feet)



First Floor
Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 214.7 sq. metres (2311.1 sq. feet)





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 document. 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

| 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 & Wales | EU Directive 2002/91/EC | |



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