







## 3 BEECH MEADOW

Chilsworthy, Holsworthy, Devon, EX22 7FL

Price £400,000

- Modern energy efficient, architecturally interesting, detached bungalow
- Popular quiet village location, close to Holsworthy and 10 miles to the coast
- Open plan kitchen/living/dining room with 'Yeo' design kitchen and wood burner
- Three bedrooms with an ensuite to the principal bedroom and separate bathroom
- Two carports, off road parking. Beautiful mature landscaped gardens

3 Beech Meadow is a modern energy efficient, architecturally interesting, detached bungalow, situated on an exclusive development of five contemporary homes, in the popular and quiet village of Chilsworthy some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude!

This exceptional, high-specification property is as stylish as it is sustainable. Designed with modern living in mind, it features a living sedum roof, elegant cedar wood cladding, sleek rendered finishes, and a full suite of eco-conscious technologies including solar PV panels, zoned underfloor heating, UPVC double glazing, and an air source heat pump.

Inside, the attention to detail is immediately clear. A split-level entrance hall leads to a stunning open-plan kitchen/living/dining space, flooded with natural light and featuring French doors that open directly onto beautifully landscaped south-facing gardens. A bespoke 'Yeo' design kitchen with Caesarstone quartz worktops and premium German-integrated appliances offers both style and function, while a cosy wood burner provides a focal point for relaxing evenings.

There are three bedrooms with an ensuite shower room to the principal bedroom and separate bathroom. Outside thoughtfully designed, low maintenance gardens complete with dry stacked stone flower beds, Millboard decking, resin bound seating areas, decorative lighting, and ample off road parking. Two carports further enhance the practicality of this impressive home.







## 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, take the second right turning into an unnamed road, at the bottom of the hill turn left into Beech Meadow and the property will be located in the top left hand corner.

## ENTRANCE HALL

Entering via a composite double glazed obscure door to the split level entrance hall with part vaulted ceiling and feature high level UPVC double glazed windows. Feature pendant lighting, slate tiled flooring with underfloor heating and cupboard housing the pressurized hot water cylinder, solar panel diverter, shelving and space and plumbing for washing machine.

## OPEN PLAN KITCHEN LIVING DINING ROOM

**23'1 max' 14'4 min" x 18'2 max' 13'10 min" (7.37m x 5.82m)** A bright and spacious triple aspect multi zone room with vaulted ceiling and high level UPVC double glazed window to the front elevation, UPVC double glazed window to the side and matching french doors with fixed side panels to the rear overlooking and leading out to the beautiful South aspect landscaped gardens. Acoustic feature panels to the ceiling, slate hearth with freestanding contemporary wood burner which sits on a slate hearth, wood effect ceramic tiled flooring and Karndean flooring to the kitchen.

The kitchen is bespoke 'Yeo' design kitchen finished with a range of cashmere base units with Caesarstone fresh concrete quartz worksurface with matching upstand, breakfast bar seating for four, twin undermounted sinks with Quooker boiling hot tap with cold water filter, separate undermounted preparation sink and antique mirror splashback. Light carbon yosemite brush to open tall cabinets. Inset Bora electric hob with downdraft extractor, Miele appliances comprises electric pyrolytic oven and separate steam oven, fridge and freezer,

separate undercounter freezer, dishwasher and separate wine chiller.

## BEDROOM ONE

**12' 4" x 12' 3" (3.76m x 3.73m)** A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation overlooking the beautiful landscaped gardens. Feature sloping ceiling and wood effect ceramic tiled flooring with underfloor heating. Sliding door to:-

## ENSUITE

**8' 0" x 3' 4" (2.44m x 1.02m)** UPVC opaque double glazed window to the side elevation, inset lighting, double shower enclosure with mains fed shower, vanity unit with inset basin, toilet bowl with concealed cistern, wall mounted chrome heated towel rail, slate tiled flooring with underfloor heating and matching skirting.

## BEDROOM TWO

**11' 10" x 11' 2" (3.61m x 3.4m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the landscaped gardens. Feature sloping ceiling and wood effect ceramic tiled flooring with underfloor heating.

## BEDROOM THREE

**13' 2" x 8' 0" (4.01m x 2.44m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation with part sloping ceiling, built in cupboard and wood effect ceramic tiled flooring with underfloor heating.

## BATHROOM

UPVC opaque double glazed window to the side elevation, inset lighting, panel enclosed bath shower with mains fed shower, glass shower screen, vanity unit with inset basin, toilet bowl with concealed cistern, wall mounted chrome heated towel rail, slate tiled flooring with underfloor heating and matching skirting.

## OUTSIDE

To the front of the property there is extensive brick paved parking for four vehicles with a bespoke Kappion carport to one side with further bricked paved off road parking. Area of gravel in front with attractive architectural planting with various grasses, palms and trees. Wooden gate leads to the attractive private South aspect landscaped garden with a large stone patio seating area with a dry stacked stone wall with raised flower bed, built in store with living sedum roof, covered outdoor kitchen area. Steps lead up to a further stone patio and resin seating area again with dry stacked stone wall flower bed and beautiful planting and large Millboard decked area, further slate caped flower bed with planting.

## KAPPION CAR PORT

**22' 1" x 14' 2" (6.73m x 4.32m)** With wall mounted Simpson and Partner 7kw car charger.

## SHIELDS BUILDINGS WOODEN SHED

**9' 6" x 9' 4" (2.9m x 2.84m)** Light and power connected

## COUNCIL TAX

Band C

## SERVICES

Mains electricity, water and drainage. Air source heat pump. PV Solar panels

## TENURE

Freehold





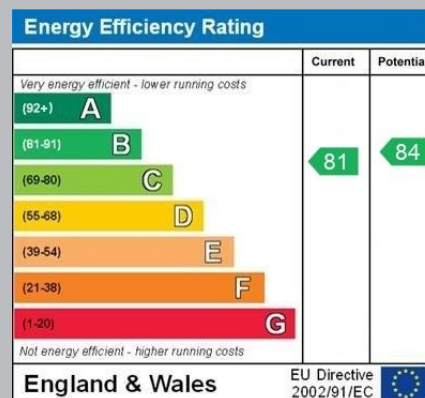




**COLWILLS**  
estate agents • property management • lettings

**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



01288 355828  
E: [bude@colwills.co.uk](mailto:bude@colwills.co.uk)  
[www.colwills.co.uk](http://www.colwills.co.uk)

32 Queen Street  
Bude, Cornwall  
EX23 8BB

