



**CHILLA**  
**OFFERS OVER £750,000**

Superb 4 Bed Detached Bungalow set in Approx. 8.3 Acres with Outbuildings



4 Bedrooms



2 Bathrooms



1 Reception Room



EPC Rating: D (60)

**MILLER** TOWN & COUNTRY  
**exp** UK





- » Immaculately Presented Bungalow
- » Productive Small Holding
- » Approx. 8.3 Acres of Level Land
- » Adjacent 9.8 Acres Available Separately
- » Range of Modern Outbuildings
- » Ample Parking for Numerous Vehicles
- » Idyllic Rural Setting
- » Has Been Used for Rare Sheep Breeding for the Past 12 Years

## The Property

This delightful property has been modernised and extended by the current owners, offering a superb four bedroom home with level land extending to approximately 8.3 acres. The modern kitchen/diner has been refitted and remodelled in recent years to provide a wonderful hub for the home. A large sitting room with woodburning stove, is a welcoming space to retreat to in the longer winter evenings and snuggle up on the sofa. Set down a private lane, the property boasts a great level of privacy and seclusion. The property is surrounded by far reaching views over the land and provides direct access to a bridleway, plus easy access to The Ruby Way and forestry trails for hacking out.



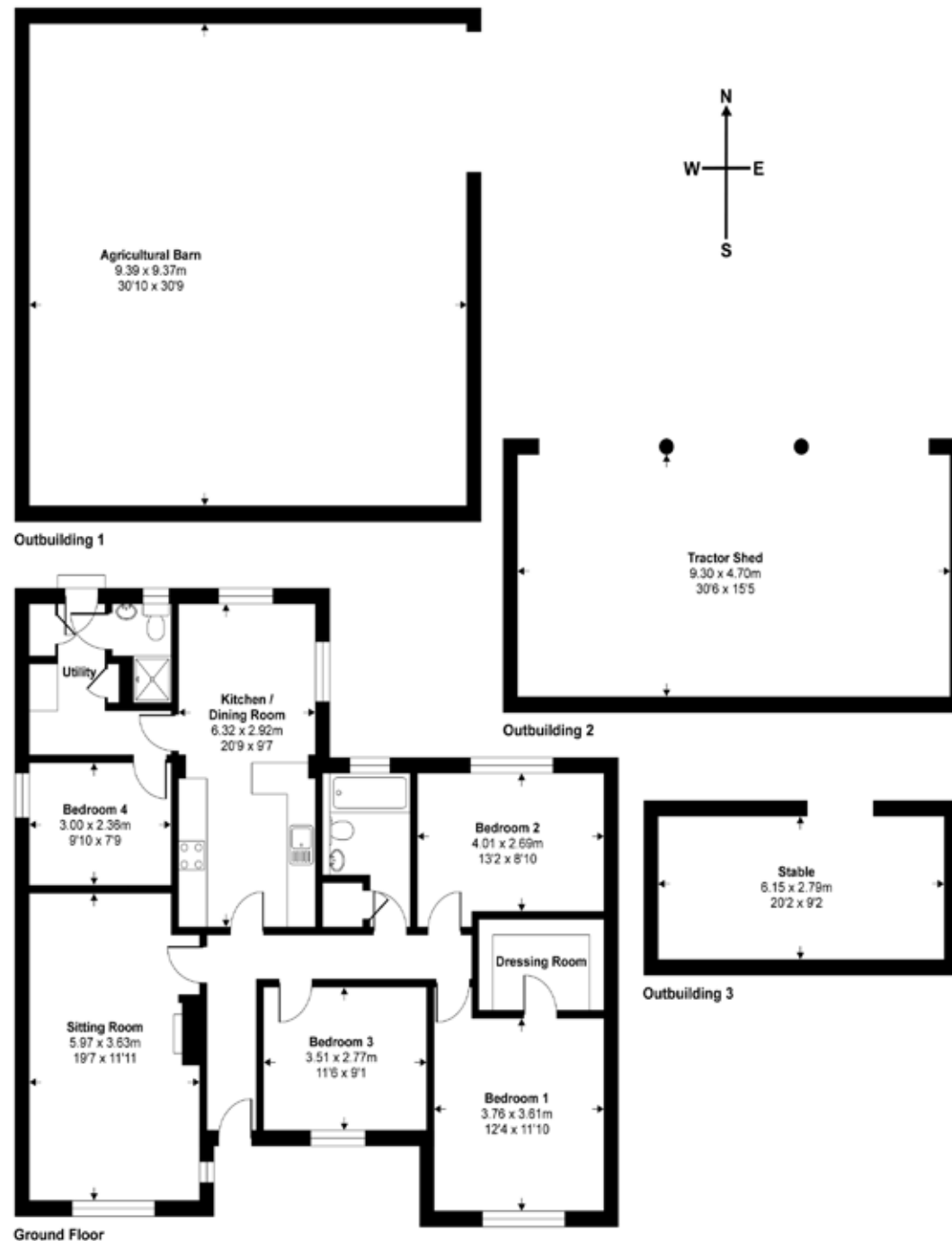
## Accommodation

The property is light and bright throughout and offers spacious living accommodation. One enters an L-Shaped entrance hall, off which are all of the principle rooms. There is a generously sized, dual aspect sitting room with porthole window to the side and a fireplace with inset woodburning stove. The modern kitchen/dining room has been remodelled and refitted in recent years to provide a great hub for the home and off this is a useful utility/boot room, with shower room/WC just off. The four bedrooms are all well proportioned and the first bedroom benefits from a large walk in wardrobe/dressing room.(which can be reinstated as an en-suite). The bedrooms are served by a well equipped family bathroom. The property has double glazed windows and doors and attractive oak doors.

## Location

Chilla is a small hamlet sitting just outside the village of Halwill Junction which offers a primary school, public house, post office and general store as well as a take away and a village hall that supports the vibrant and thriving community. The nearby towns of Okehampton and Holsworthy are both easily accessible by car and the north coast is approximately 20 to 25 minutes drive away offering sand, sea and surf as well as some wonderful cliff top walks and coastal paths.





## Accommodation

Entrance Hall

Kitchen 9'7" x 20'9"

Utility/Boot Room

Shower Room

Living Room 11'11" x 19'7"

Bedroom 1 12'4" x 11'10"

Walk in Wardrobe

Bedroom 2 13'2" x 8'10"

Bedroom 3 11'6" x 9'1"

Bedroom 4 9'10" x 7'9"

Family Bathroom

## Outside

Stable 20'2" x 9'2"

Agricultural Barn 30'10" x 30'9" w/ power & light

Machine Store 30'6" x 15'5"

Stock Barn 50' x 16'

Field Shelter

6 Stock Fenced Paddocks

Concrete Yard

Hard core yard area with additional/separate access to lane.

Additional 9.8 acres available by separate negotiation.

**Services:** Mains electricity and water, oil fired central heating. Private drainage (a new Klargester sewage treatment plant installed recently by Hydorod Ltd, Exeter) and satellite broadband currently providing 150 to 200MB download speed.

**Council Tax Band: D Tenure: Freehold**









## Outside

Outside, the property has its own private driveway and a large gravelled parking area. There is a yard area with more parking and a range of useful outbuildings. Beyond the bottom yard is a large pond and wildlife garden. Wrapping around the property is a simple level lawn garden with hedge and fenced boundaries and a large patio area to the rear with far reaching views over the land and surrounding countryside, an ideal area to enjoy dining out in the summer months or sitting and watching the sun set in the late evening. The adjoining land is level and overlooked by the property which gives added security for those with livestock or horses and has been fenced into several manageable paddocks.









Miller Town & Country powered by eXp

01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://www.millertc.co.uk)

2 Drake Road,  
Tavistock, Devon, PL19 0AU



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS 2008:  
These particulars are believed to  
be correct but their accuracy is not  
guaranteed nor do they form part of any  
contract.

