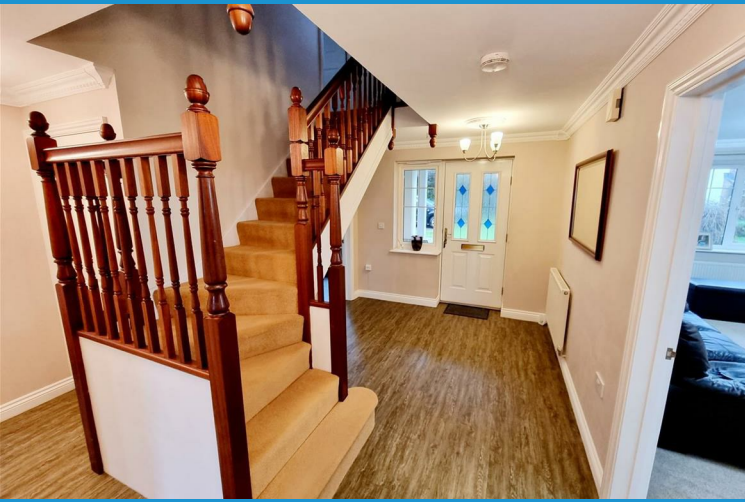


The Willows | Chilsworthy



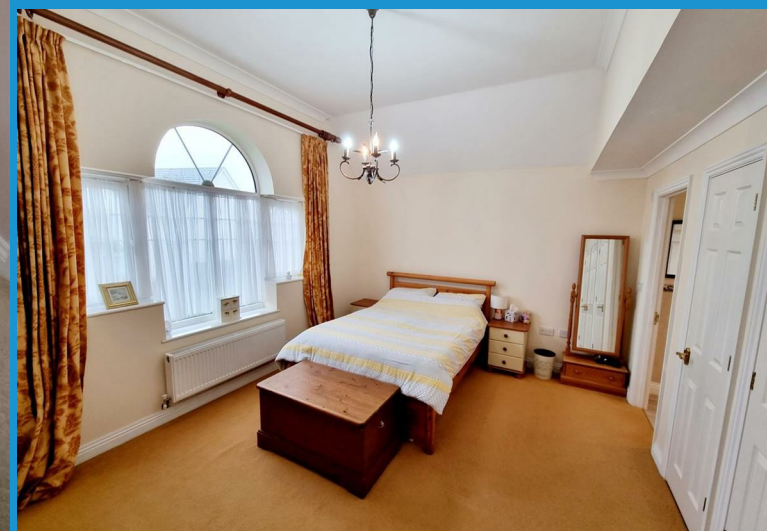


This sizable detached family home offers generous accommodation throughout including 5 double bedrooms, 3 bathrooms and 2 reception rooms. The property has a great front and rear garden, plus a double garage and plenty of off-road parking.

You enter the home into a welcoming hallway with a staircase to the first floor. The sitting room is dual aspect with a feature bay window. Double doors open into a rear aspect dining room. Adjoining the dining room is a generous kitchen/dining room with French doors out to the garden. The kitchen has an extensive range of solid oak eye and base level units, together with integrated appliances. Beyond the kitchen is a large area for a family dining table. Finally on the ground floor is a utility room, ground floor W/C and useful study or potential bedroom.

The first floor landing is a generous size with a front aspect window. The master bedroom has a feature front aspect window plus a vaulted ceiling. There are doors to a host of built-in wardrobes plus a further door to an en-suite with both a shower enclosure and bath. Bedroom 2 is a lovely guest room being rear aspect plus another en-suite shower room. The remaining bedrooms are all doubles either front or rear aspect sharing a family bathroom.

Adjoining to the property, is a double garage with ample driveway parking in front for at least 4 vehicles. In front of the property, is a generous garden predominantly laid to lawn with a few specimen trees and shrubs. The rear garden is fully enclosed and runs down both sides of the property. The rear garden is level with a range of trees and shrubs. Adjoining the kitchen is a patio area perfect for outside dining.



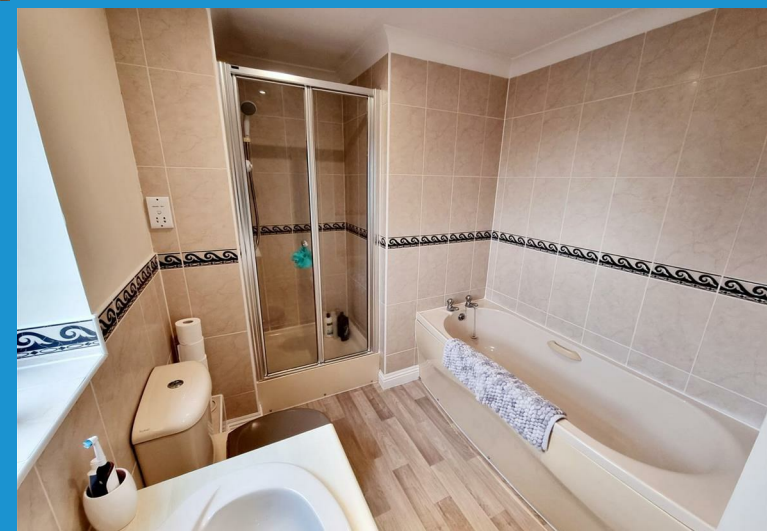
- Detached executive family home
- 5 double bedrooms (3 bathrooms)
- Generous accommodation throughout
- Dual aspect sitting room
- Kitchen/dining room overlooking the garden
- Separate study
- Gardens to the front, side and rear
- Double garage and plenty of parking

Situation

Chilsworthy is a semi rural self contained village within 2 miles of the thriving market town of Holsworthy. Chilsworthy village has a Post Office and village hall which offers various clubs & classes and holds different events. The village hall is a social club with a licensed bar and also has a children's play area & football pitch. The village has a range of pretty period properties, barn conversions as well as modern homes. Nearby Holsworthy is a thriving market town with strong agricultural links. The Town Centre features a range of shopping facilities including banks, supermarkets and general convenience stores. Holsworthy also has a Doctors surgery, Hospital & chemist. There are both Primary and Secondary Schools in Holsworthy alongside a Leisure Center and the Town also offers takeaways and restaurants. There are a range of further amenities such as pre-schools, schools and secondary schools, in the surrounding towns of Bude, Bideford, Launceston and Okehampton alongside access to the A30 which is the main link road running through Devon and Cornwall. At Bude and the North Coast there are a range of lush sandy beaches and idyllic coastal walks with dramatic scenery and a fair proportion of the coastline is owned and managed by the National Trust.

Directions

The postcode for the property is EX22 7BB. The What Three Words for the property is 'standards.yarn.flattery' and this will take you directly to the property. From Holsworthy Town Centre follow the road and turn left onto the A3072. Follow this road for a short distance and turn right onto Trewyn Road. Continue along this road for 1.5 miles and you will approach Chilsworthy. Bear sharp left and turn into The Willows and immediately left again where the property will be seen on your right hand side.





Entrance Hallway
15'3" x 8'9" (4.67m x 2.69m)

Living Room
19'4" x 13'10" (5.91m x 4.22m)

Dining Room
13'4" x 11'11" (4.07m x 3.65m)

Kitchen/Dining Room
20'11" x 13'4" max (6.38m x 4.07m max)

W/C
9'10" x 3'8" (3.01m x 1.14m)

Utility Room
7'1" x 6'1" (2.17m x 1.87m)

Study
9'11" x 9'9" (3.04m x 2.98m)

First Floor Landing

Bedroom 1
14'11" x 11'8" (4.56m x 3.58m)

En-suite
7'10" x 7'1" (2.39m x 2.18m)

Bedroom 2
13'10" x 11'9" max (4.23m x 3.59m max)

En-suite
6'9" x 6'1" (2.07m x 1.86m)

Bedroom 3
9'11" x 9'4" (3.04m x 2.86m)

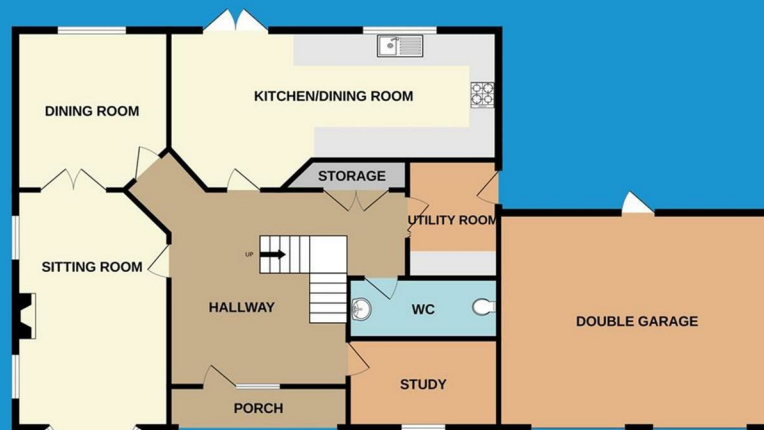
Bedroom 4
10'7" x 9'4" (3.25m x 2.77m)

Bedroom 5
10'7" x 9'8" (3.25m x 2.97m)

Bathroom
7'9" x 6'4" (2.38m x 1.95m)

Services
Mains electricity, water and drainage.
Oil Fired Central Heating.
Council Tax Band F.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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www.viewproperty.org.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.