





5 CARROLL RISE

Chilsworthy, Holsworthy, Devon, EX22 7BH

Price £735,000

- Exclusive Development of 5 contemporary new homes.
- Edge of village location, close to Holsworthy and 10 miles to the coast
- 5 Bedrooms, 4 bathrooms, outstanding specification
- Air Source Heat Pump, underfloor heating, PV panels
- Double garage, driveway, large landscaped gardens

Carroll Rise is an exclusive development of five contemporary homes situated in an edge of village location some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude!

This exceptional home offers energy efficient living with Solar PV panels, underfloor heating and air source heat pump.

Spacious accommodation comprises a welcoming double height galleried landing, large kitchen dining family room with sliding doors to the garden, living room, WC, study/Bedroom 5 and utility room. On the first floor is the Master bedroom with en-suite and dressing room, three further bedrooms, and a family bathroom.

A double garage, driveway and large South facing landscaped gardens.

An exceptional home not to be missed!





ENTRANCE HALL

Entering the property via a powder coated aluminium door into the most impressive galleried hall way, with an oak and glass, open tread staircase ascending to the first floor, engineered oak flooring and feature stone effect wall.

KITCHEN/DINER

21' 03" x 18' 06" (6.48m x 5.64m) A generous triple aspect Kitchen/Diner family room with large sliding doors to the rear and side elevations, making this entertaining space usable all year round.

The kitchen is fitted with a range of matching blue wall and base units, with soft close doors and drawers. Contrasting White worksurface over, inset sink with side drainer and 'Quooker' hot water tap. The large Island benefits from an inset induction hob with built in 'down draft' extractor, a built in wine cooler and lots of storage options. Built in appliances include fridge and freezer, dishwasher, two ovens with warming drawers, combination microwave/grill and coffee machine.

Attractive large format grey porcelain floor tiles, oak skirting board and architrave, inset spotlights and underfloor heating.

LIVING ROOM

18' 01" x 17' 11" (5.51m x 5.46m) A light and spacious double aspect living room with large sliding doors to the rear patio. Feature contemporary electric fire and media centre, with surround sound. Inset spotlights and underfloor heating.

BEDROOM 5/STUDY

14' 07" x 9' 04" (4.44m x 2.84m) A dual aspect room with window to the side elevation and patio doors opening to the rear garden. Door to:



EN SUITE

6' 06" x 4' 03" (1.98m x 1.3m) Fitted with wall mounted low flush WC with an enclosed cistern, wall mounted wash hand basin and vanity unit below, wall mounted heated mirror, chrome towel rail and double shower enclosure with mains fed shower.

Contemporary high gloss grey wall and floor tiles, inset spot lights and extractor.

CLOAK ROOM

5' 01" x 3' 08" (1.55m x 1.12m) Wall mounted low flush WC and wash hand basin with vanity unit, wall mounted heated mirror. Matching porcelain wall and floor tiles, oak door and architrave.

UTILITY ROOM

011' 07" x 5' 07" (3.53m x 1.7m) Double glazed door to the side elevation, wall and base units to match the kitchen with contrasting work surface over, inset sink with side drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer.

PLANT ROOM

Pressurised hot water cylinder, consumer unit, underfloor heating manifolds and large format tiling with underfloor heating.

GALLERIED LANDING

Linking the two sides of the property is the impressive galleried landing with Oak hand rails and glass balustrade. A large 'picture' window to the front elevation floods the space with natural light.

MASTER BEDROOM

18' 02" x 15' 03" (reducing to 10'00)" (5.54m x 4.65m) Master bedroom with vaulted ceiling, patio doors with Juliet balcony overlooking the rear garden. Inset spot lights and feature flush fit wall mounted LEDs.



ENSUITE

12' 00" x 5' 11" (3.66m x 1.8m) Fitted with a large walk in shower, with glass screen and mains fed soak head shower and handheld attachment. Wall mounted basin with vanity unit, heated and illuminated cabinet, wall mounted low flush WC with enclosed cistern.

White porcelain tiles to the walls and floor, inset spotlights and window to the side elevation.

DRESSING ROOM

12' 5" x 6' 08" (3.78m x 2.03m) Fitted with oak furniture, and hanging rails. Inset spot lights, and loft hatch access.

BEDROOM 2

11' 11" x 9' 04" (3.63m x 2.84m) A spacious double bedroom, with window to the front elevation, vaulted ceiling, oak joinery and doors to:

ENSUITE

6' 0" x 5' 10" (1.83m x 1.78m) Wall mounted sanitary ware, including low flush WC with concealed cistern, wash hand basin with vanity unit under, chrome heated towel rail and a walk in shower enclosure with glass screen and mains fed shower.

Large format porcelain tiles, window to the rear elevation, inset spot lights.

DRESSING ROOM

5' 10" x 5' 06" (1.78m x 1.68m) Fitted with a range of Oak cupboards and drawers, hanging space and inset spot lights.

BEDROOM 3

10' 07" x 8' 05" (3.23m x 2.57m) Double glazed window to the rear elevation, built in wardrobe, inset spot lights and oak joinery.

BEDROOM 4

8' 11" x 8' 07" (2.72m x 2.62m) Double glazed window to the rear elevation, over looking the garden. Oak skirting board and architrave.

FAMILY BATHROOM

9' 07" x 8' 10" (2.92m x 2.69m) A light and airy dual aspect family bathroom, with porcelain tiles to the walls and floors. Wall mounted basin with vanity unit under, low flush WC with enclosed cistern, walk in double shower with chrome, heated towel rail. Large freestanding bath with 'water fall' tap.

DOUBLE GARAGE

Electrically operated door, light and power connected, pedestrian door into the utility room.

OUTSIDE AND GARDENS

Enjoying the largest plot on the site, the rear garden is mostly laid to lawn with mature apple trees and fencing to two sides. Extensive patio area from the kitchen/diner and living room and walk ways around the property.

The gravel drive way provides off road parking for 4-5 vehicles.

TENURE

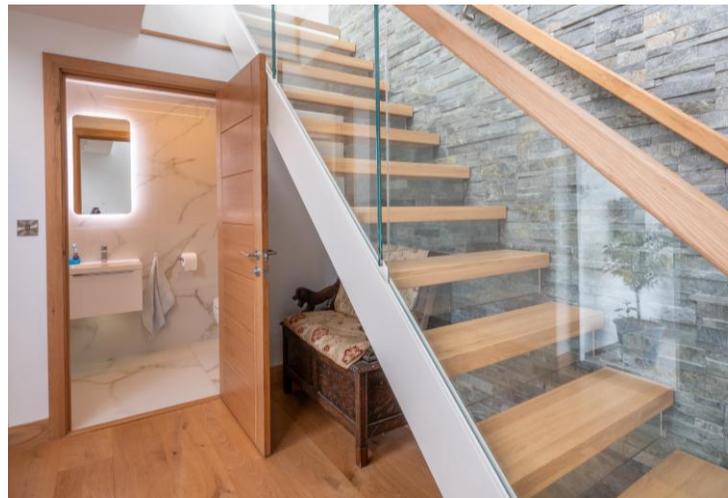
Freehold

COUNCIL TAX

Torrige District Council Band F

SERVICES

Mains electricity, water and drainage. PV panels. Air source heat pump providing central heating and hot water. Mechanical ventilation and heat recovery. (MVHR)



Ground Floor

Approx. 157.3 sq. metres (1693.1 sq. feet)



First Floor

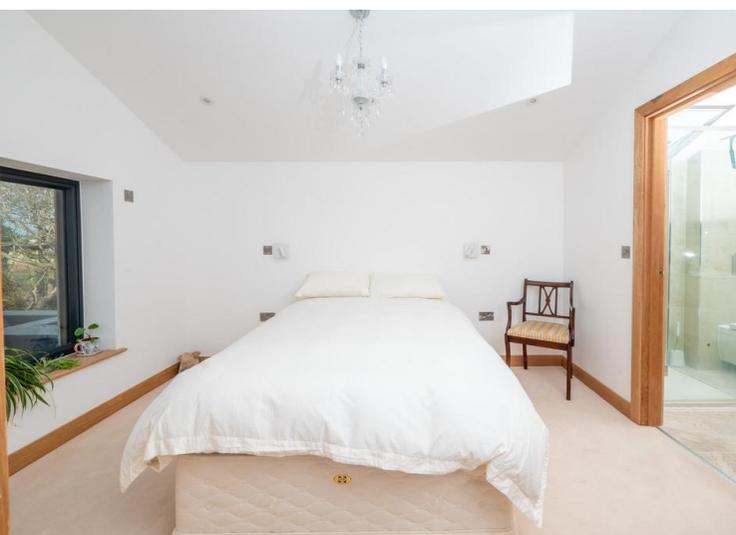
Approx. 102.3 sq. metres (1101.1 sq. feet)



Total area: approx. 259.6 sq. metres (2794.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	94	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
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