



Headdon Field

Chilsworthy, Holsworthy, Devon, EX22 7BG

KIVELLS

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£625,000 Guide Price

Detached four bedroom bungalow

Immaculately presented

Open plan living/dining area

Generous outside space

Planning permission for an additional three bedroom bungalow

EPC Rating: C



Description

This four bedroom bungalow offers a unique opportunity on the edge the sought-after Devon village of Chilsworthy. This stunning and modern bungalow offers a perfect blend of contemporary living and rural tranquility, set within a spacious 1.8-acre plot.

The property has been thoughtfully designed to provide a spacious and flexible layout. The heart of the home is the impressive open-plan living, kitchen, and dining room, a perfect space for both entertaining and everyday family life. The kitchen is a true highlight, featuring exquisite granite worktops and a central island, providing a stylish and functional hub.

The bungalow boasts four well-appointed bedrooms, including a generous master bedroom with its own private en-suite, with two additional double bedrooms and one single, and family bathroom offers ample accommodation for families or guests.

Beyond the main residence, the extensive grounds are a blank canvas. The 1.8 acres of private gardens are lined with mature trees and shrubs, creating a private haven.



Location

Situated in the sought after village of Chilsworthy with its well utilised Village Hall and the village green with children's play area. The market town of Holsworthy is two miles away with a wide range of shopping and banking facilities including 'Waitrose' and 'Co-op' supermarkets and M&S Foodhall with associated filling station, along with dentist, doctors, hospital, leisure facilities and an 18 hole golf course.

Accommodation



In addition the property is being sold with the benefit of existing planning permission for the construction of a separate three-bedroom bungalow on the grounds, providing an ideal opportunity for multi-generational living or a fantastic investment.

There is also the potential to acquire an additional 3.5 acres of land, subject to separate negotiation, which would give the opportunity for equestrian enthusiasts or to create a small holding.

This is more than just a home; it's a lifestyle opportunity in a fantastic location, assessable to both Bude and Holsworthy. Viewing is highly recommended to fully appreciate the property and its potential.

ACCOMODATION

ENTRANCE

Entrance through uPVC double-glazed door to:

BOOT ROOM/UTILITY ROOM

Fitted with a range of base units, space for free-standing oven. Wood-effect LVT flooring. Into:

KITCHEN/LIVING/DINING ROOM

uPVC double-glazed patio doors to the main gardens, vaulted ceiling with pendant lights,

continuation of flooring. Central heating radiators, wood-burning stove with glass surround. Utility cupboard with space for washing machine.

The stylish kitchen comprises of matching wall and base-level units, granite worktop, inset Rangemaster sink and drainer, window to the side elevations. Central island with granite worktop and integrated storage, NEFF appliances including electric hob with extractor over and eye-level double oven, integrated fridge.

MASTER BEDROOM

The master bedroom features a range of built in wardrobes, radiator central heating, continuation of wood-effect flooring, double-glazed window and door to the side elevation, pendant downlight. Through to the:

ENSUITE BATHROOM

Comprised of a three-piece suite inclusive of walk-in shower, WC, hand-basin, lit mirror vanity unit above the sink. uPVC double-glazed obscured glass window to the side elevation, towel rail.

BEDROOM 2

Double bedroom featuring built in storage, double-glazed patio doors to the south-facing elevation, radiator central heating, continuation of wood-effect flooring, pendant downlight.



BEDROOM 3

Double bedroom with integrated storage, uPVC double-glazed window to the side elevation, radiator central heating, continuation of flooring, pendant downlight.

**BEDROOM 4**

Single bedroom to the rear of the property with downlights, radiator central heating, continuation of flooring, window to the rear elevation.

**FAMILY BATHROOM**

Comprising of bath, splash-backing, WC, sink and lit mirrored vanity unit, Velux window.

PLANNING PERMISSION

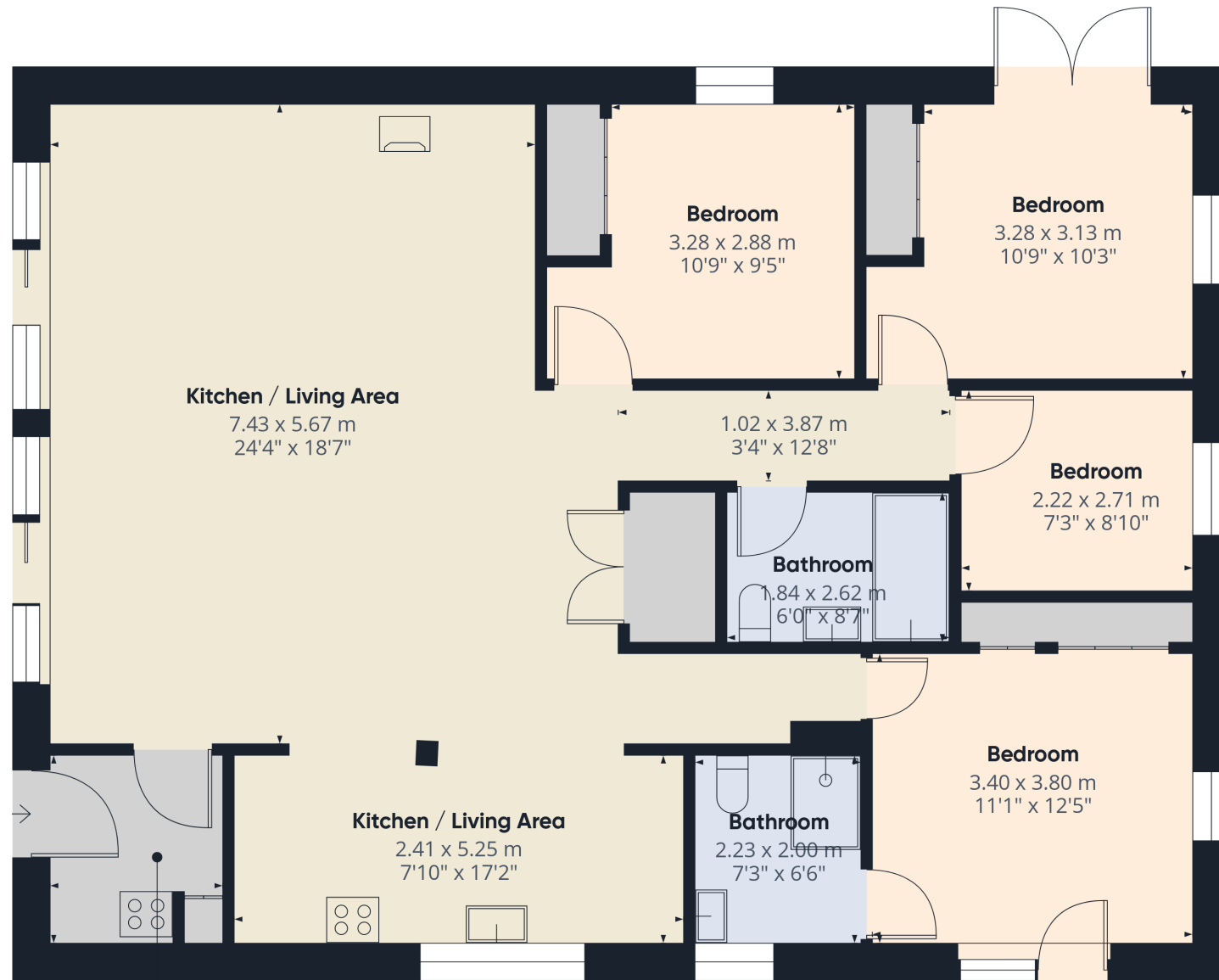
Planning has been granted under 1/0274/2024/FUL dated 26th September 2024 for a replacement dwelling. A full copy of the planning consent, a copy of the planning officer's report to the committee and other supporting documents are available on the Torrington District Council website.

**Gardens**

To the front elevation the garden is laid to lawn with a range of mature flowering trees and shrubs bordering, whilst to the rear elevation the garden is split into areas of raised flower beds, level lawn and a paved patio providing a great space for enjoying outdoor dining and entertaining whilst taking in the far-reaching countryside views. An additional 3.5 acres of land are available for by separate negotiation.

Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾
 125.3 m²
 1349 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Mains water, electricity, private drainage and oil fired central heating.

⚡ EE Rating - C

£ Council Tax Band - C

/// Directions

What3Words - motoring.surface.hiking

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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