



Hoggs Park House



Hoggs Park House

Chilsworthy, Holsworthy, Devon, EX22 7BL

Holsworthy 1.7 miles - Bude 10.7 miles - Launceston (A30)
15.3 miles

An impressive detached residence offering substantial accommodation, a delightful garden and off road parking.

- No Onward Chain
- Substantial Detached House
- 4 Bedrooms
- 3 Reception Rooms
- In Need of Modernisation
- Extensive Workshop
- Garden
- Off Road Parking
- Freehold
- Council Tax Band F

Guide Price £575,000

SITUATION

The property is situated a short distance from the peaceful and rural village of Chilsworthy. The historic market town of Holsworthy is 1.7 miles away which has a wide variety of amenities including doctors', dentists' and veterinary surgeries, two agricultural/equestrian based retail outlets and a Waitrose supermarket.

Bude, on the North Cornish coast, is some 10.7 miles to the west and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. Okehampton, on the northern fringes of the Dartmoor National Park, gives access to the A30 dual carriageway with Exeter approximately 24 miles from Okehampton giving access to the M5 motorway.

DESCRIPTION

Believed to date back to the 1890's, this substantial 4 bedroom detached house offers itself as an ideal family home with an enclosed garden, off road parking and a useful workshop.



ACCOMMODATION

Front door leads into the entrance porch which in turn leads through the impressive entrance hall with doors off to the reception rooms and stairs rising to the first floor.

The kitchen/dining room is open through to the sitting room and provides a spacious dual aspect living area with a wood burning stove, range of wall mounted units, base units and drawers, range cooker, space for appliances, Belfast sink and a door to the side of the property. From the sitting room a further door leads into the sun room/study which in turn has a door leading out to the garden.

A further substantial reception room offers excellent additional living space.

The ground floor is completed by a rear hall which leads to a WC and the utility room with a wood burning stove and door to the rear of the property.

The first floor offers a spacious landing with doors off to the four double bedrooms and a family bathroom. Bedroom one benefits from an en-suite shower room.

The second floor offers a large loft space with further loft rooms offering excellent scope to provide additional accommodation, having formerly been two bedrooms.

OUTSIDE

The property is approached by a drive at the rear of the property, providing parking for numerous vehicles with the house on the left and on the right you will find an extensive workshop with its own independent heating system and car access via double opening doors. An additional store adjoins the workshop.

To the front of the property the garden which is predominantly laid to lawn wraps around each side of the property with a range of mature trees, shrubs and plants along the boundaries.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. LPG supplying the cooker. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendor's appointed agents Stags.

DIRECTIONS

From Holsworthy proceed along Dobles Lane passing Holsworthy Hospital, the Medical Centre and the industrial estate. Continue for approximately 1.1 miles, upon reaching the small settlement of Hoggs Park you will see the property on the left hand side identified by a Stags For Sale board.



These particulars are a guide only and should not be relied upon for any purpose.



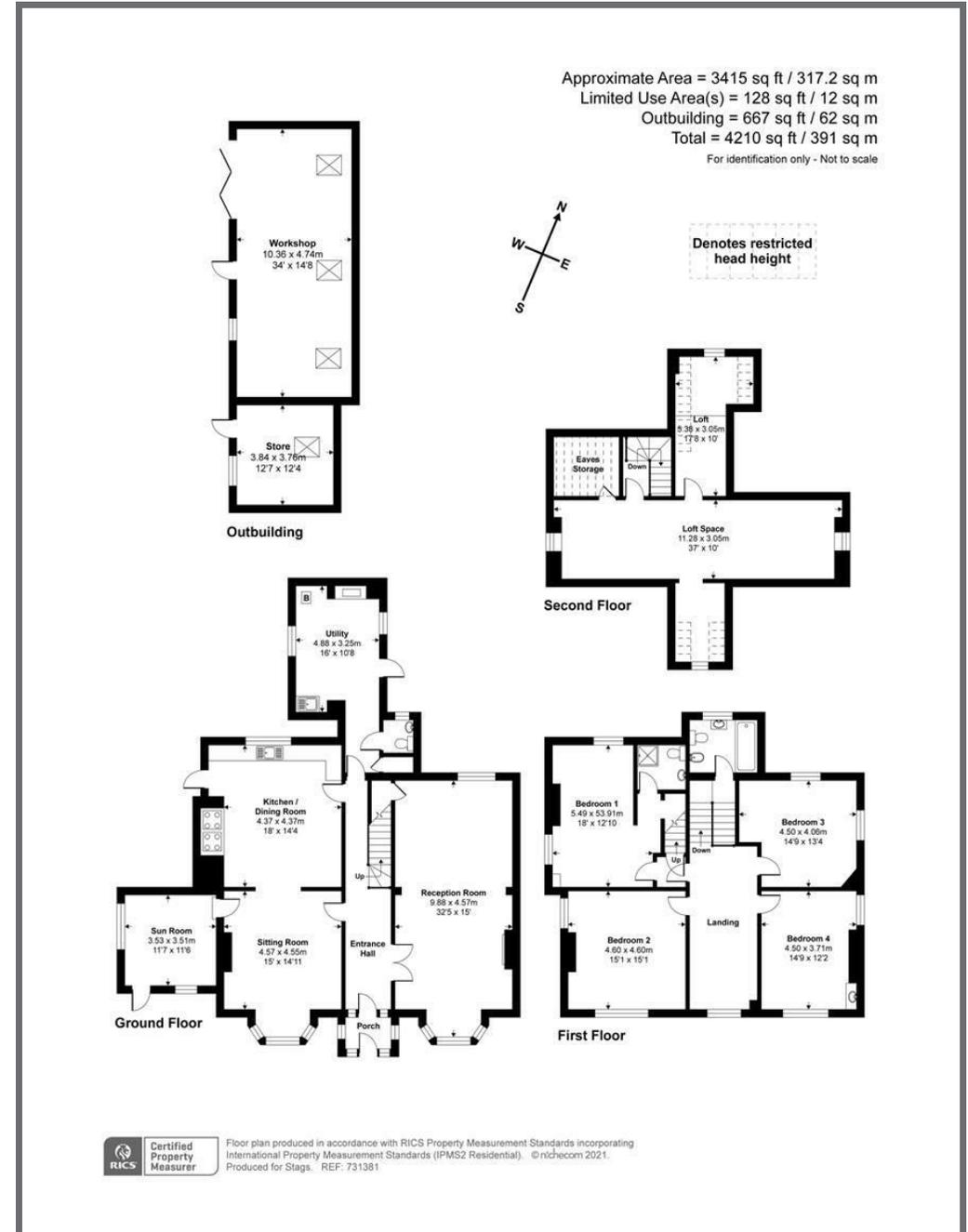
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		41	74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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