



Deers Reach



# Deers Reach, Carroll Rise

Chilsworthy, Holsworthy, EX22 7BH

Holsworthy 2.4 miles - Bude 9.4 miles - Okehampton 21.1 miles

A stylish, contemporary detached house with spacious accommodation and lovely views over the neighbouring countryside

- Contemporary Detached Home
- Study / Bedroom 5
- Sitting Room
- Double Garage
- Council Tax Band: F
- 4/5 Bedrooms (x4 En Suites)
- Impressive Kitchen / Dining Room
- Generous Garden
- Off Road Parking
- Freehold

Offers In Excess Of £780,000

## SITUATION

The property is situated within an exclusive development in the peaceful and rural village of Chilsworthy. The popular village hall and post office are well placed adjacent to the children's play area. The historic market town of Holsworthy is 2.7 miles away which has a wide variety of amenities including Waitrose and M&S foodhall with associated petrol station and electric charging points. It has a small Pannier market and a weekly open air market. Health facilities include dentist, G.P. surgery and Holsworthy Community Hospital with a Hospice Care unit on the same site. There are agricultural/equestrian based retail outlets and veterinary surgeries in the town. Educational opportunities are provided by Holsworthy Primary School, Holsworthy Community College and as part of Dartmoor Multi Academy Trust has links to Okehampton College and Tavistock College. Shebbear College is a well regarded Independent school, set in a beautiful campus, about 20 minutes drive away. Leisure facilities include an 18 hole Golf Course along with football, cricket and running clubs, Sports Hall and heated swimming pool.

## DESCRIPTION

A most exceptional, architecturally designed contemporary home which offers spacious and light accommodation throughout and occupying a substantial plot.

This most impressive home offers energy efficient living with an air source heat pump, solar panels and underfloor heating throughout the two floors. The property benefits from aluminium double glazed windows and doors throughout.



## ACCOMMODATION

The entrance to the property opens into an impressive galleried hallway. The hall features a corner window and a rear door, providing both views and access to the garden. The space is further enhanced by an anthracite wood and glass balustrade, open-tread staircase leading to the first floor, a feature stone wall and a useful storage cupboard.

The hallway provides access to several rooms, starting with the ground floor WC, which is illuminated with inset lighting. The WC is equipped with a wall-hung vanity unit with an inset basin and a WC.

Next is the bright and spacious dual-aspect sitting room, which boasts full length sliding doors, leading to an extensive tiled patio area to the rear of the property.

A study/bedroom 5, is currently utilized as a home office and offers excellent space for those looking to work from home or those that require a ground floor bedroom.

The spacious open plan kitchen/dining room is perfect for year-round entertaining, with twin windows and two wide sliding doors leading to the large tiled patio area.

The kitchen features an extensive range of dark grey wall and base units, contrasted by white granite work surfaces. A large central island includes, a motorized pop-up power socket with integrated wireless charger and breakfast bar seating. Integrated appliances include three ovens (two of which are steam ovens), a touch-control hob with extractor, a fridge, freezer, dishwasher, wine cooler, and a Quooker tap.

The utility room includes a door to the side elevation. The utility room is fitted with light grey wall and base units with contrasting work surfaces, an inset composite sink with a drainer, space for a washing machine and tumble dryer and access to the plant room. The room features large-format tiled flooring with underfloor heating and provides access to the plant room.

The first floor features an impressive galleried landing with a glass balustrade, flooded with natural light from large feature windows at both the front and rear elevations.

Bedroom 1 includes large doors and windows overlooking the rear gardens and surrounding countryside, a walk-in wardrobe and an en suite which a freestanding bath, a large walk-in shower, a wall-hung vanity unit with an inset basin and a WC.

The second bedroom serves as a stunning guest suite, with a large picture window, both overlooking the gardens and countryside. This room also benefits from a walk in wardrobe and an en suite with a freestanding bath, a large walk-in shower, a wall-hung vanity unit with an inset basin and a WC.

Bedroom 3 is a spacious double room featuring twin windows at the front and an en suite which includes a large walk-in shower, a wall-hung vanity unit with an inset basin and a WC.

Finally, bedroom 4 is another spacious double room also benefitting from an en suite which is equipped with a large walk-in shower, a wall-hung vanity unit with an inset basin and a WC.

## OUTSIDE

The property offers ample off-road parking for up to four vehicles in front of the double garage. A central path leads from the parking area to the front door, flanked by lawns on either side. A side gate provides access to the generous enclosed rear garden, which features a spacious lawn and a large tiled patio area, accessible from both the living room and the kitchen/dining/family room.

The double garage features an electrically operated sectional door at the front, a double-glazed window at the rear, and a door on the side. It is equipped with lighting, power connections, and PV solar controls.

## SERVICES

Mains electric, water and drainage. Air source heat pump and underfloor heating throughout. Broadband availability: Ultrafast, Superfast and Standard ADSL. Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

From Holsworthy turn onto Trewyn Road, signposted to Bradworthy and Chilsworthy. Continue for approximately 1.5 miles, upon reaching Chilsworthy, continue through the village for approximately 0.3 miles and as the road bends to the left, take the right hand turning, continue down this road and then take the right hand turning after "Beach Meadow". Follow this road for a short distance and the property is the second on your left.

What3words.com: //juggled.successes.pokes



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(82 plus) A	96
(81-91) B	97
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Kensey House, 18 Western  
Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 2380 sq ft / 221.1 sq m (excludes void)

Garage = 393 sq ft / 36.5 sq m

Total = 2773 sq ft / 257.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
Produced for Stags. REF: 1164965



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London