



Pendle Cottage

Chilsworthy, Holsworthy, EX22 7BQ

KIVELLS

Pendle Cottage

Chilsworthy, Holsworthy, EX22 7BQ

£270,000 Guide Price

Characterful, three bedroom cottage

Spacious living room with feature fireplace and wood-burning stove

Enclosed low-maintenance rear garden with paved and decked seating areas

Substantial workshop and adjoining store with further potential (subject to obtaining the necessary planning consents)

Convenient village location

EPC Rating: TBC





Description

Pendle Cottage is a characterful three-bedroom property situated in the village of Chilsworthy, offering well-proportioned accommodation, an enclosed rear garden and a substantial workshop offering a variety of potential uses.

The ground floor accommodation is accessed through an entrance porch into the living room featuring a wood-burning stove. The kitchen is positioned centrally within the property, with a bathroom and useful utility room completing the ground floor accommodation. On the first floor are three bedrooms.

Outside, the property benefits from an enclosed, low-maintenance rear garden, predominantly laid to artificial lawn with paved and decked seating areas. A particular feature is the substantial outbuilding, comprising a workshop, ground-floor store and WC, together with a useful first-floor storage area.

Situation

The property is situated within the small rural village of Chilsworthy, approximately 2 miles north-west of the thriving market town of Holsworthy. The village has a strong community feel and benefits from a village hall, Post Office, public house, place of worship and recreational facilities.

The nearby market town of Holsworthy provides an excellent range of everyday amenities, including supermarkets, independent and national retailers, primary and secondary schooling, leisure facilities, an 18-hole golf course and a traditional weekly Pannier Market.

The popular North Cornish coastal town of Bude lies approximately 10 miles away and is renowned for its sandy beaches, surfing and dramatic coastal scenery. The location also provides convenient access to the wider towns of Launceston, Bideford and Okehampton, with Dartmoor National Park and the A30 accessible to the south-east.

Accommodation

ENTRANCE PORCH

Entrance porch with door opening into:

LIVING ROOM

A spacious reception room with window to the front elevation and staircase rising to the first floor. Feature fireplace with inset wood-burning stove and exposed brick surround.

KITCHEN

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer. Space for appliances and window to the front elevation with exposed stonework.

HALLWAY

Providing access to the ground floor accommodation.

BATHROOM

Fitted with a suite comprising shower enclosure, wash hand basin and WC. Fully tiled walls, heated towel rail and obscure window to the rear elevation.

UTILITY ROOM

A useful additional space with room for appliances and storage, with external access to the rear.

LANDING

Providing access to all three bedrooms.

BEDROOM TWO

A double bedroom with window to the front elevation.

BEDROOM THREE

A further bedroom with window to the front elevation.

BEDROOM ONE

A double bedroom with window to the front elevation.



**OUTSIDE**

To the rear is an enclosed, low-maintenance garden, predominantly laid to artificial lawn with paved and decked seating areas. The garden is enclosed by timber fencing and provides access to the detached workshop and store.

WORKSHOP / STORE

A substantial and versatile detached workshop, measuring approximately 4.01m x 4.30m, with an adjoining WC and separate store. Stairs rise from the store to a useful first-floor storage area.

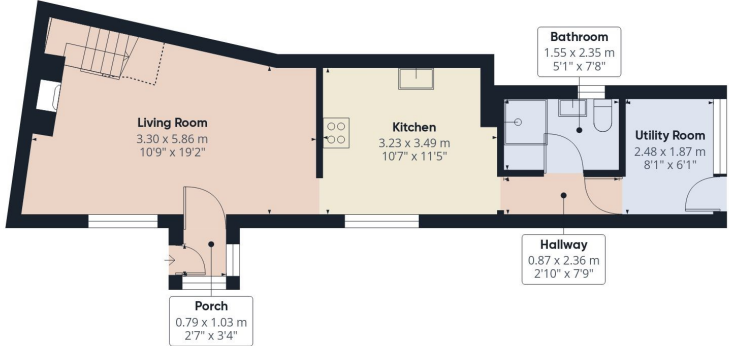
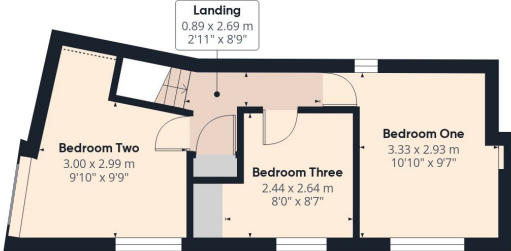
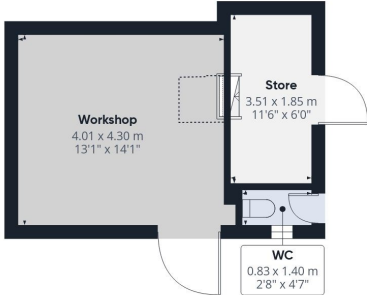
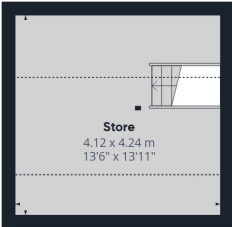
PARKING

Parking for one to two vehicles.



Floor Plan

Floor plan for identification purposes only, not to scale

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area^m 116.8 m² 1258 ft² Reduced headroom 10.4 m² 112 ft²
 Floor 0 Building 2	 Floor 1 Building 2	(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft 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, drainage and electricity. Oil-fired central heating.

- ⚡ EE Rating - TBC
- £ Council Tax Band - C
- /// Directions

What3Words - ///pull.alleges.searching

- 👤 Virtual Tour
- Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** 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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