

KIVELLS

Pengelly
Whitstone, Devon



Pengelly

Whitstone, Holsworthy, EX22 6TZ

Guide Price: £385,000

Newly built, four-bedroom detached house

Countryside views towards Dartmoor

Integral garage and parking for two vehicles

Air source heat pump with underfloor heating to the ground floor

10-year Advantage warranty

Solar panels with 9.3 KW battery storage

No onward chain and Predicted EPC Rating - A



Situation

Whitstone

The property is situated within the North Cornish village of Whitstone, where everyday amenities include a village store, Post Office and primary school. The surrounding countryside provides opportunities for walking and exploring, with both the coast and neighbouring market towns readily accessible.

The coastal town of Bude offers a range of shops, supermarkets, restaurants and cafés, together with sandy beaches and access to the South West Coast Path.

The nearby market towns of Holsworthy and Launceston provide further shopping and everyday facilities, with Launceston also offering access to the A30 for travel towards Exeter and into Cornwall.



Description

Impressive detached executive-style home

Situated in the village of Whitstone, this newly built four bedroom detached residence offers spacious accommodation with an attractive outlook over the surrounding countryside towards Dartmoor.

The ground floor provides a generous lounge/dining room opening onto the rear garden, together with a fitted kitchen and cloakroom. Upstairs are four bedrooms, including a principal en suite, and a family bathroom. An integral garage incorporates a useful utility area, whilst outside there is parking for two vehicles and a level rear garden.

Air source heating, grey water recovery system, solar panels and battery storage complement the accommodation, with a Advantage warranty providing additional reassurance.



Accommodation

The Room Guide

ENTRANCE HALLWAY:

Entrance hallway with stairs rising to the first floor and doors leading to the ground floor accommodation.

WC:

Fitted with a suite comprising a WC and wash hand basin.

LIVING AREA:

A spacious L-shaped reception room providing ample space for a range of living furniture and dining table.

Dual aspect, with the doors opening onto the rear garden and enjoying an attractive countryside outlook.

KITCHEN:

Fitted with a comprehensive range of matching shaker-style wall and base mounted units with wood-effect work surfaces and matching upstands. Stainless steel sink and drainer unit with mixer tap. Built-in double oven and hob with extractor over, together with further integrated appliances. Window to the rear elevation.



Accommodation

The Room Guide

FIRST FLOOR LANDING:

Providing access to the first floor accommodation.

BEDROOM ONE:

A generous bedroom with space for a double bed and accompanying furniture. Door to:

EN SUITE SHOWER ROOM:

Serving the principal bedroom.

BEDROOM TWO:

A further double bedroom with a window to the front elevation and space for bedroom furniture.

BEDROOM THREE:

A further bedroom with a window to the front elevation and space for a range of furniture.



Accommodation

The Room Guide

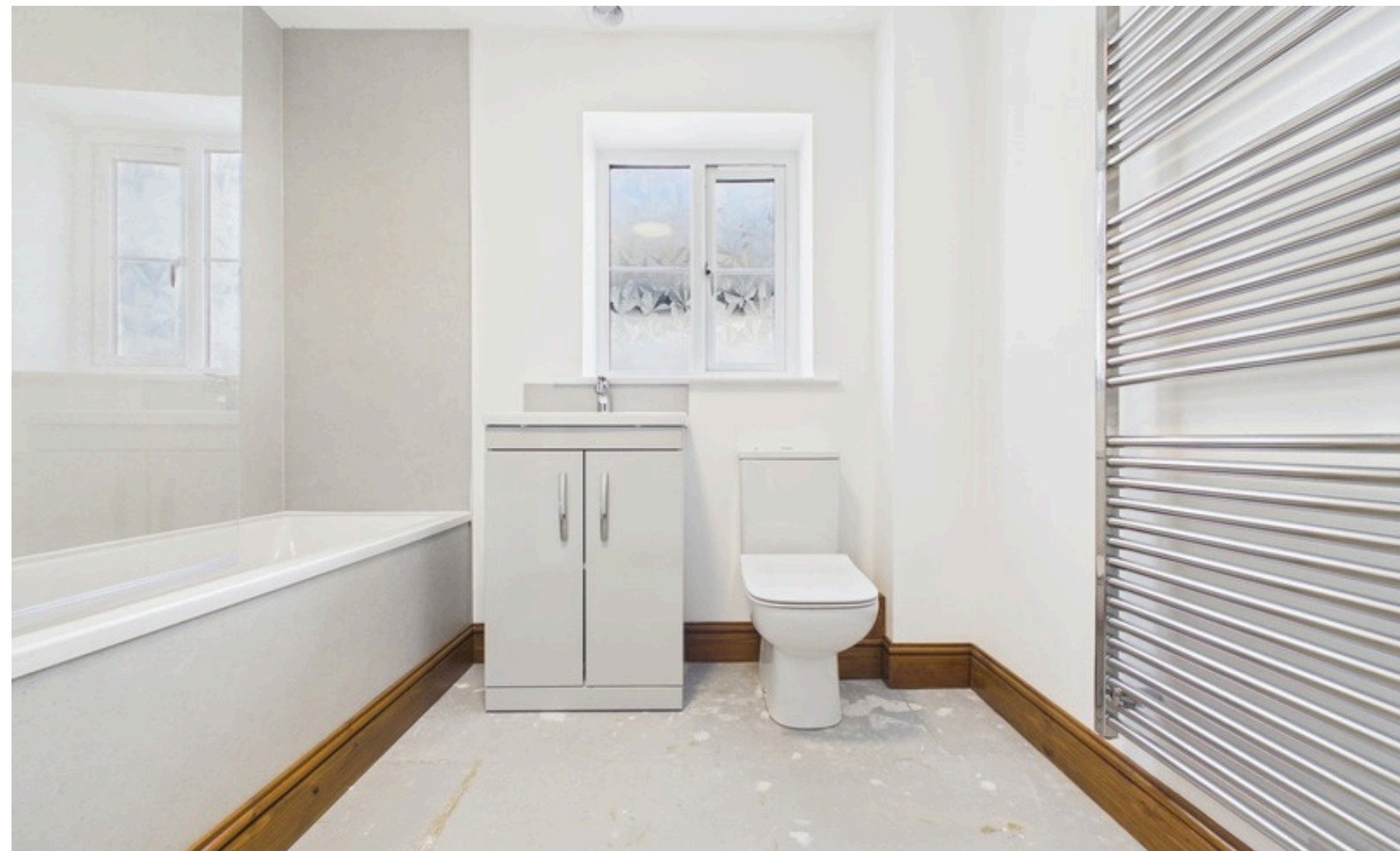
BEDROOM FOUR:

A bedroom with a window to the rear elevation, offering flexibility for use as a guest bedroom or home office.



BATHROOM:

A contemporary suite comprising a bath with shower over and glazed screen, wash hand basin set within a vanity unit with storage beneath, and WC. Chrome heated towel rail, and an obscure glazed window.



GARAGE / UTILITY AREA:

Roller door to the front elevation. The utility area comprises base storage units with work surface over, incorporating a stainless steel sink and drainer unit. The garage also houses the heating and solar equipment.

Floor Plan

See The Layout



Floor 0



Floor 1



Approximate total area¹⁾

138.7 m²
1493 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS (PAS 35) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Outside

External Spaces

The property benefits from off-road parking for two vehicles and access to the integral garage.

To the rear, the level garden enjoys views across the surrounding countryside towards Dartmoor, with glazed doors connecting the garden to the main living accommodation.



Additional Information

Useful Property Information

SERVICECS:

Mains | Water | Electric | Air source heat pump | Grey water recovery system | Solar panels + Battery

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: [///childcare.pets.claims](#)

PREDICTED EE RATING: A

COUNCIL TAX BAND: TBC

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