

Chasty House

Chasty, Holsworthy, Devon, EX22 6NA

Guide Price £900,000

EPC: C Council Tax: F Tenure: Freehold Bedrooms: 5 Reception Rooms: 3 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Detached 5 bedroom, 3 reception room farmhouse
- Stunning kitchen/dining/family room
- Dining area featuring an impressive roof lantern
- Characterful sitting room and formal dining room
- Bedroom 6 or reception room, shower room, utility and boot rooms
- Wealth of period features including original doors, high skirting boards and fireplaces
- Oil fired central heating with additional electric underfloor heating in the kitchen
- Set in 3 acres of gardens and paddocks
- Open double garage, with workshop, ample parking
- Just three quarters of a mile from Holsworthy
- Approximately 20 minutes from Bude, its beaches and coastline offering superb cliff walks
- Detached barn with outline planning to convert into a dwelling



















STEP INSIDE

Chasty House

This elegant home retains many` period features mixed with modern day comforts.

The original entrance door, protected by a pillared storm porch with a slate floor, has an English rose and thistle glass inset which opens up to a welcoming entrance hallway with Victorian tiled floor.

Two dual aspect main reception rooms are located off the hallway, both with working fireplaces and enough space for large furniture.

There is a superb kitchen/dining/family room which was an architecturally designed extension incorporating a large ornate roof lantern bringing in a huge amount of natural light in addition to the two sets of patio doors which lead out to the main gardens. A great room to entertain and socialise.

There are also sizeable utility and boot rooms both with access to the rear patio. Another reception room, currently used as a 6th bedroom, ideal for a dependant relative and only a few steps away from a shower room.

The split galleried landing provides access to all the 5 bedrooms, which all enjoy garden or countryside views. One has an en-suite shower room and there is a family bathroom. A further door off the landing leads to a useful apple loft/under eaves storage.





STEP OUTSIDE

Chasty House

The large, fully enclosed gardens are well tended with an extensive area of lawn to the rear, plus a side patio, perfect for al-fresco dining.

Within the lower side of the garden is a small cob barn, split into sections, ideal for logs and storage of gardening equipment.

There is a substantial concrete driveway providing enough parking for numerous types of vehicles, which leads to an open fronted, oak framed double garage with an attached workshop to the rear.

In addition, there are two well enclosed paddocks, totalling approximately 2 acres which can be accessed from the driveway and the rear garden.

The separate barn, with planning in situ, is set in just under an acre, on the opposite side of the lane.

Overall, a perfect home for those looking for a sizeable family home and an outdoor lifestyle, such as the grazing and rearing of animals or growing your own produce. Currently a local farmer runs sheep in the paddocks, taking responsibility for maintenance of the land.

SELLER INSIGHT

“Chasty has been a great base for hiking and other outdoor activities, due to its location between Dartmoor and the North Cornish coast.

We enjoy the rural location, with its far-reaching views, but also appreciate the easy access to amenities such as the local shops, Waitrose and the leisure centre in Holsworthy.

The well-proportioned rooms and ample storage have been ideal for entertaining visiting family and friends.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





LOCATION

The property enjoys excellent access to the market town of Holsworthy with a Waitrose supermarket and a range of businesses around a characterful town square which has an open-air market every Wednesday. Leisure facilities, primary and secondary schools are also nearby.

An 18-hole golf course is located just outside the town, on the way to Bude, which lies about 10 miles from Holsworthy with two fantastic sandy beaches with access onto the North Cornish Coastal Path, providing lovely cliff top walks.

To the east, and within half an hour's drive is access to the main A30 trunk road to Exeter, it's airport, the M5 and beyond.

The historic town of Launceston is also close by with a range of day to day shopping facilities.

DIRECTIONS

From Holsworthy, proceed down the hill towards Launceston on the A388. At the bottom of the hill turn right signposted Chasty and follow the lane into the hamlet, where Chasty House will be found on the right-hand side.

Utilities and Services:

Mains water and electric. Private drainage via a septic tank. Oil fired central heating via an external boiler and electric underfloor heating beneath the kitchen floor.

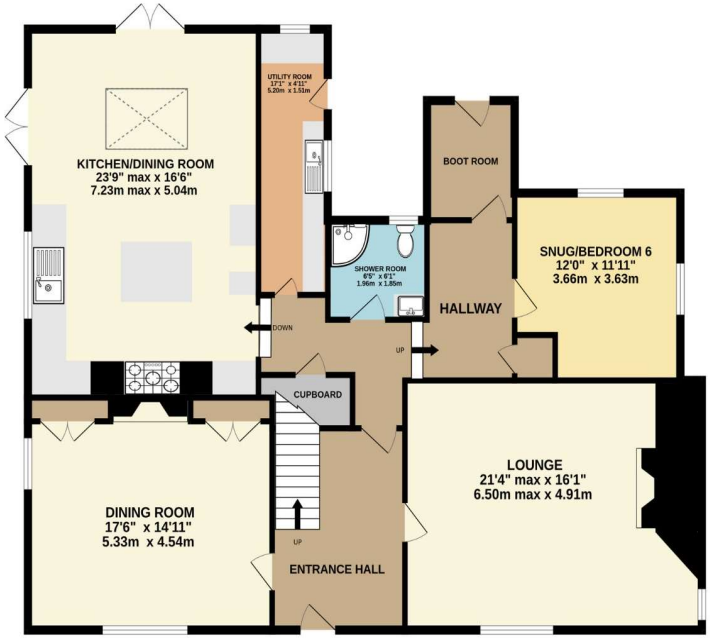
PV solar panels have been installed on the roof of the workshop, bringing in an annual income and boosting the domestic hot water supply.

Local Authority: Torridge District Council.

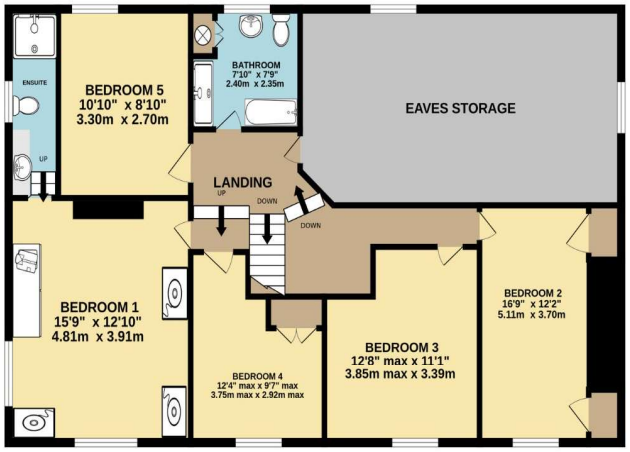
Broadband and Mobile Phone:

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk/

GROUND FLOOR
1534 sq.ft. (142.5 sq.m.) approx.



1ST FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

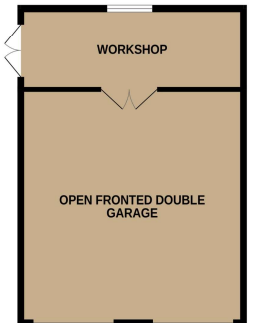


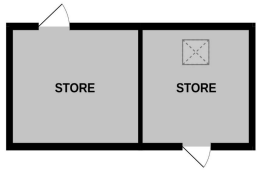


Damion Braund
Local Director

Follow Bude on

OUTBUILDINGS
703 sq.ft. (65.3 sq.m.) approx.





TOTAL FLOOR AREA : 2734 sq.ft. (254.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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