



Bond
Oxborough
Phillips

Changing Lifestyles

Judds Farm
Pyworthy
Holsworthy
Devon
EX22 6SW

Asking Price: £445,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Judds Farm, Pyworthy, Holsworthy, Devon, EX22 6SW



- PERIOD FARMHOUSE
- 4/5 BEDROOMS
- 2 RECEPTION ROOMS
- VERSATILE AND CHARACTERFUL ACCOMODATION
- EXTENSIVE OFF ROAD PARKING
- DETACHED BARN OFFER DEVELOPMENT POTENTIAL STP
- GENEROUS SIZE GARDENS OF 0.2 ACRES
- VIEWS TOWARDS DARTMOOR
- EPC: TBC
- Council Tax Band: D



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Judds Farm, Pyworthy, Holsworthy, Devon, EX22 6SW

Overview

A Charming Detached Former Farmhouse in a Sought-After Village Setting

Nestled within a highly desirable village just a short drive from the bustling market town of Holsworthy and its comprehensive range of local amenities, this characterful detached former farmhouse offers spacious and versatile accommodation throughout.

The ground floor features two generous reception rooms, a charming country-style kitchen with ample space for a breakfast table, and a practical utility/boot room to the rear. A ground floor study also offers flexibility, potentially serving as a fourth double bedroom.

Upstairs, the property has 3/4 bedrooms comprises two well-proportioned double bedrooms and a single bedroom, along with a dressing room that could be utilised as a fifth bedroom if desired. These are served by a tastefully appointed shower room and a separate family bathroom.

Set within mature, well-maintained gardens extending to approximately 0.2 acres, the property enjoys far-reaching countryside views, including vistas toward Dartmoor. A detached barn offers excellent potential for a range of uses, including development opportunities (subject to the necessary consents).

Additional features include a greenhouse, chicken run, and a workshop—perfect for those seeking a slice of rural living with space, charm, and scope for further enhancement.

Location

The property enjoys a prime location towards the edge of the village and is within a level walk of the centre with its

Popular and award winning pub and restaurant, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and national shops, including a Waitrose supermarket, together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst for those wishing to travel further afield, Okehampton, the 'gateway to Dartmoor' is some 20 miles distant and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles distant.

Services - Mains electricity, water and drainage, LPG gas boiler for central heating.

Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after about 0.75 miles at the bottom of the hill on the outskirts of Holsworthy, proceed over a small bridge and turn right signed Derriton/Pyworthy. Follow this road into the village of Pyworthy and in the centre of the village turn left signed North Tamerton. Follow this road for about 300 yards where Judds Farm will be found on the right hand side.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Changing Lifestyles



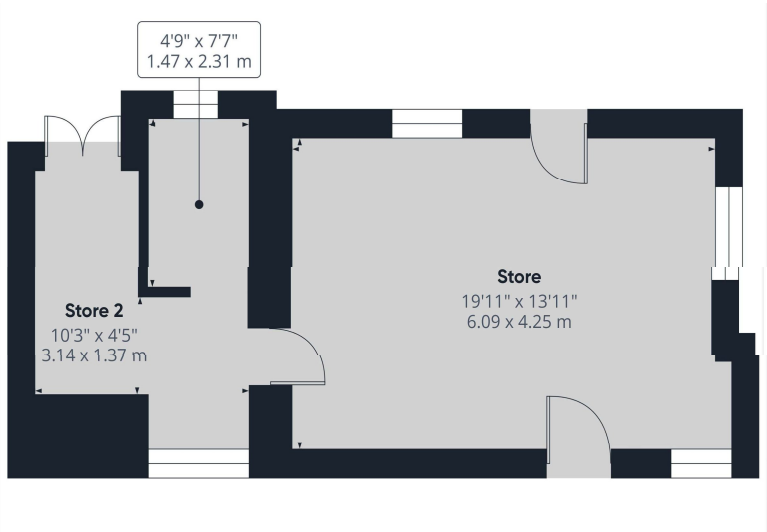
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Floorplan



The Barn



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

