

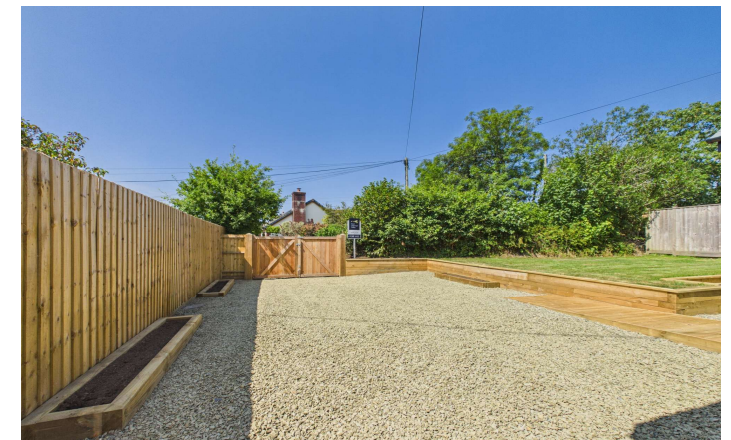


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Bramble Gate  
Derril  
Pyworthy  
Holsworthy  
Devon  
EX22 6YB

**Asking Price: £455,000 Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

Bramble Gate, Derril, Pyworthy, Holsworthy, Devon, EX22 6YB

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 1 ENSUITE
- BRAND NEW BUNGALOW
- DETACHED
- QUIET HAMLET LOCATION
- SOLAR PANELS WITH BATTERY STORAGE
- AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING
- 6 YEAR BUILD WARRANTY
- ENCLOSED GARDENS AND GATED DRIVEWAY



## Overview



An exceptional opportunity to acquire this brand new, individually built three-bedroom detached bungalow, enviably positioned within a peaceful and sought-after hamlet, a short distance from the thriving market town of Holsworthy. The town offers a comprehensive range of amenities, including local schooling, independent shops, supermarkets, leisure facilities, and an excellent golf course.

The accommodation is beautifully presented throughout and has been thoughtfully designed to provide spacious and versatile living. An inviting entrance hall leads into the stunning open-plan kitchen, dining and living space — undoubtedly the heart of the home. The contemporary fitted kitchen is finished to a high specification and complemented by integrated Bosch appliances, while expansive glazing, including bifold doors opening onto the gardens, allows for an abundance of natural light.

The principal bedroom enjoys French doors opening to the rear garden, together with a fitted wardrobe and a stylish en-suite shower room. Two further generously proportioned double bedrooms and a well-appointed family bathroom complete the ground floor accommodation, alongside the integral garage incorporating a useful utility area.

Occupying the first floor is an impressive additional reception room offering excellent versatility, ideal as a secondary living area, home office space, hobby room, or potential fourth bedroom.

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**Externally, the property is approached via gated access leading to a private driveway providing ample off-road parking. A level lawned frontage is bordered by a traditional Devon bank, while the enclosed rear gardens offer a private and sheltered space for outdoor entertaining and relaxation.**

**This energy-efficient home further benefits from solar panels with battery storage and an air source heat pump powering underfloor heating throughout, ensuring economical running costs and year-round comfort.**



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# Internal Description

**Entrance Hall** - 5'8" x 4'3" (1.73m x 1.3m)

**Kitchen/Dining Area/Lounge** - 23'10" x 14'3" (7.26m x 4.34m)

**Upstairs Living Room** - 28'11" x 14'7" (8.81m x 4.45m)

**Bedroom 1** - 10'6" x 9'1" (3.2m x 2.77m)

**Ensuite** - 7'3" x 3'6" (2.2m x 1.07m)

**Dressing Room** - 5'7" x 3'2" (1.7m x 0.97m)

**Bedroom 2** - 9'3" x 9'2" (2.82m x 2.8m)

**Bedroom 3** - 9'3" x 9' (2.82m x 2.74m)

**Bathroom** - 10'6" x 5'2" (3.2m x 1.57m)

**Garage/Utility Room** - 10'6" x 10'6" (3.2m x 3.2m)

**Services** - Mains electricity and water. Solar panels with battery storage. Air source heat pump. Underfloor heating throughout.

**Council Tax Banding** - TBC

**EPC** - TBC

**Agents Notes** - 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.

**What3Words** - sunbeam.opera.rear

## Changing Lifestyles

### Situation

Derril itself is a small yet popular hamlet, only 1 mile from Pyworthy with traditional village amenities including a country pub and village hall. Holsworthy, with its most comprehensive range of amenities and facilities including swimming pool, sports hall, golf course, schools, bowling green, doctors surgery, etc is some 2.5 miles. Bude, well known for its safe sandy surfing beaches is some 9 miles, Okehampton, the gateway to Dartmoor, is some 22 miles. The Cathedral and University City of Exeter is some 42 miles, whilst the port and market town of Bideford is some 21 miles and the regional North Devon Centre of Barnstaple is some 30 miles.

### Directions

From the centre of Holsworthy proceed on the A3072 Bude road for approximately 1 mile and take the first left hand turning signposted Pyworthy. Follow this road until reaching Derril, whereupon the property will be found on the right-hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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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.

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Changing Lifestyles

# We are here to help you find and buy your new home...

Albion House

4 High Street

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Devon

EX22 6EL

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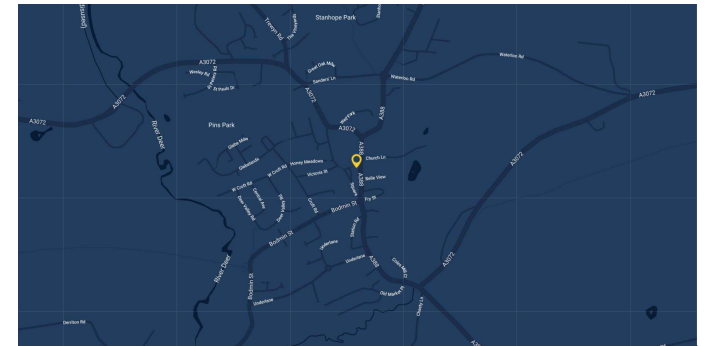
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
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for a free conveyancing quote and  
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