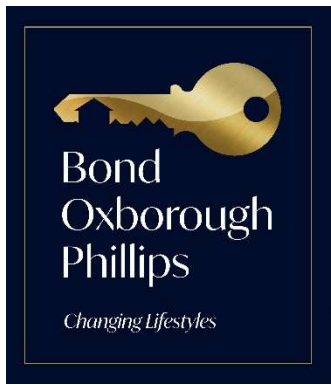




Wyvils
Derril
Pyworthy
Holsworthy
Devon
EX22 6LW

Asking Price: £335,000 Freehold



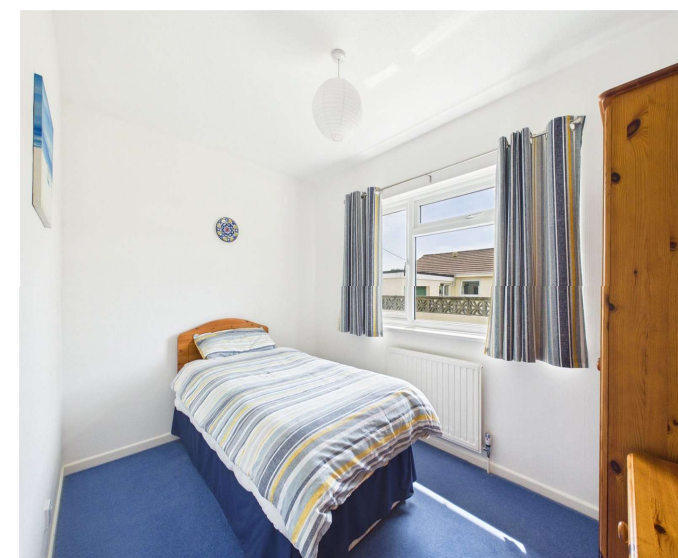
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Wyvils, Derril, Pyworthy, Holsworthy, Devon, EX22 6LW



- 3 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED BUNGALOW
- HAMLET LOCATION
- WELL TENDED GARDENS
- EXTENSIVE OFF ROAD PARKING
- GARAGE AND HOBBIES ROOM
- COUNTRYSIDE VIEWS
- A SHORT DRIVE TO LOCAL AMENITIES
- EPC:
- Council Tax Band: C



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Overview

Available to the market for the first time is this exciting opportunity to acquire this well-presented three-bedroom detached bungalow, ideally situated within the charming hamlet of Derril, conveniently positioned just a short drive from the sought-after market town of Holsworthy and the popular coastal resort of Bude along the stunning North Cornish coastline.

The property has been exceptionally well maintained and offers spacious, versatile accommodation throughout. An inviting entrance hallway leads to a generous living room, featuring a large picture window to the rear elevation that enjoys superb views across the surrounding countryside. To the rear of the property is a well-equipped kitchen with an adjoining dining room, creating an ideal space for both everyday living and entertaining. The bungalow further benefits from three double bedrooms and a well-appointed family bathroom. In addition, a useful utility/hobbies room adjoins the property, offering flexibility for a variety of uses.

Occupying a delightful plot, the residence enjoys extensive off-road parking, together with beautifully maintained gardens that surround the property. To the rear, a paved patio terrace provides the perfect setting for al fresco dining whilst taking full advantage of the outstanding countryside views. The property also benefits from a useful timber garden shed and a garage.

Offered to the market with no onward chain, this is a rare opportunity to acquire a peaceful countryside home in an enviable location.

Location

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.

Agents Notes - The seller is a relation to a member of staff at Bond Oxborough Phillips.

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.

Services - Mains electricity, water and drainage. Oil fired central heating.

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 left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



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Floorplan



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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