



Bond
Oxborough
Phillips

Changing Lifestyles

Jacobs Creek
Pyworthy
Holsworthy
EX22 6LF

Asking Price: £360,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Jacobs Creek, Pyworthy, Holsworthy, EX22 6LF



- 6.78 ACRES ARRANGED OVER 2 PADDOCKS
- BUILDING NOTICE TO CONVERT A DETACHED BARN OF APPROXIMATELY 104 SQ METERS
- FANTASTIC COUNTRYSIDE VIEWS
- PRETTY RURAL LOCATION WITHIN EASY REACH OF A POPULAR MARKET TOWN
- STATIC CARAVAN IN SITU
- GATED YARD PROVIDING AMPLE OFF ROAD PARKING
- EPC: TBC
- Council Tax Band: A



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Overview

A fantastic opportunity to acquire a three-bedroom barn conversion project, positioned in an elevated setting and enjoying views across its own 6.78 acres of land, nestled within a picturesque rural valley in the far west of Devon.

Building notice was granted by Torridge District Council on 2nd September 2026 (reference 1/0275/2026/FUL), allowing three years from this date to commence works. A copy of the building notice can be provided upon request, and plans for the proposed conversion will be available to view during accompanied viewings.

The appeal of this property lies in its private and secluded position, enjoying far-reaching valley and countryside views alongside excellent potential for a variety of uses. With its generous acreage, the property would particularly suit equestrian buyers or those seeking a rural, outdoor lifestyle.

In recent years, Jacobs Creek has been operated as an eco-camping site, and the current owner has maintained business rate relief with Torridge District Council. As such, buyers looking to establish a campsite, glamping venture, or other outdoor-based business may find the process more straightforward.

The sale will also include the mobile home currently on site, together with various sheds and outbuildings, and there is ample off-road parking available.

The 6.78 acres of land are divided into two paddocks. The larger field gently slopes away from the barn and is fully

visible from it, creating an attractive outlook. Towards the lower boundary there is a pond and stream, with a gate leading through to the second paddock. This area is level, bordered by a stream and river, and enjoys pleasant views towards the deer enclosure opposite.

Location

The nearby friendly village of Pyworthy has a village hall, and popular village pub. The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

Services - Mains water. Private drainage. No mains electric on site - quotes can be provided on a viewing.

Easements - There is an easement in place for the National Grid to pass/maintain electricity wires over the land.

Agents Notes - The property has a registered small holding number and has been used for 28 day camping in the bottom field.

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.

Boundaries

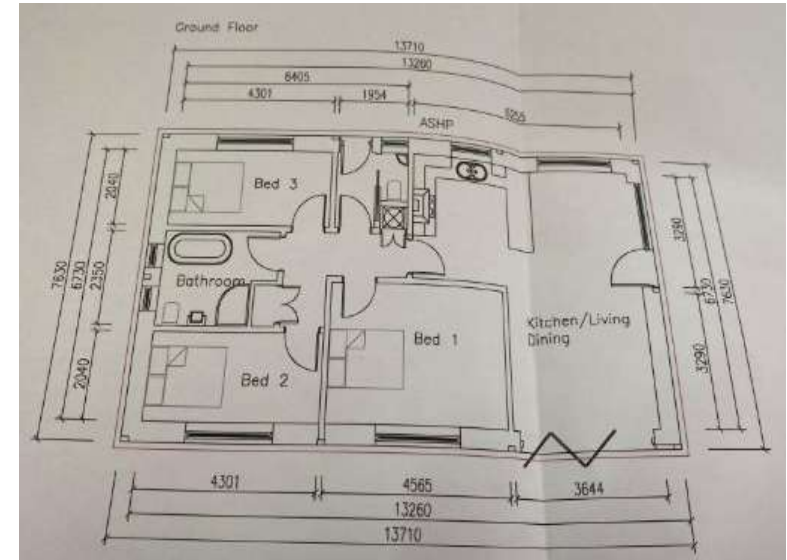
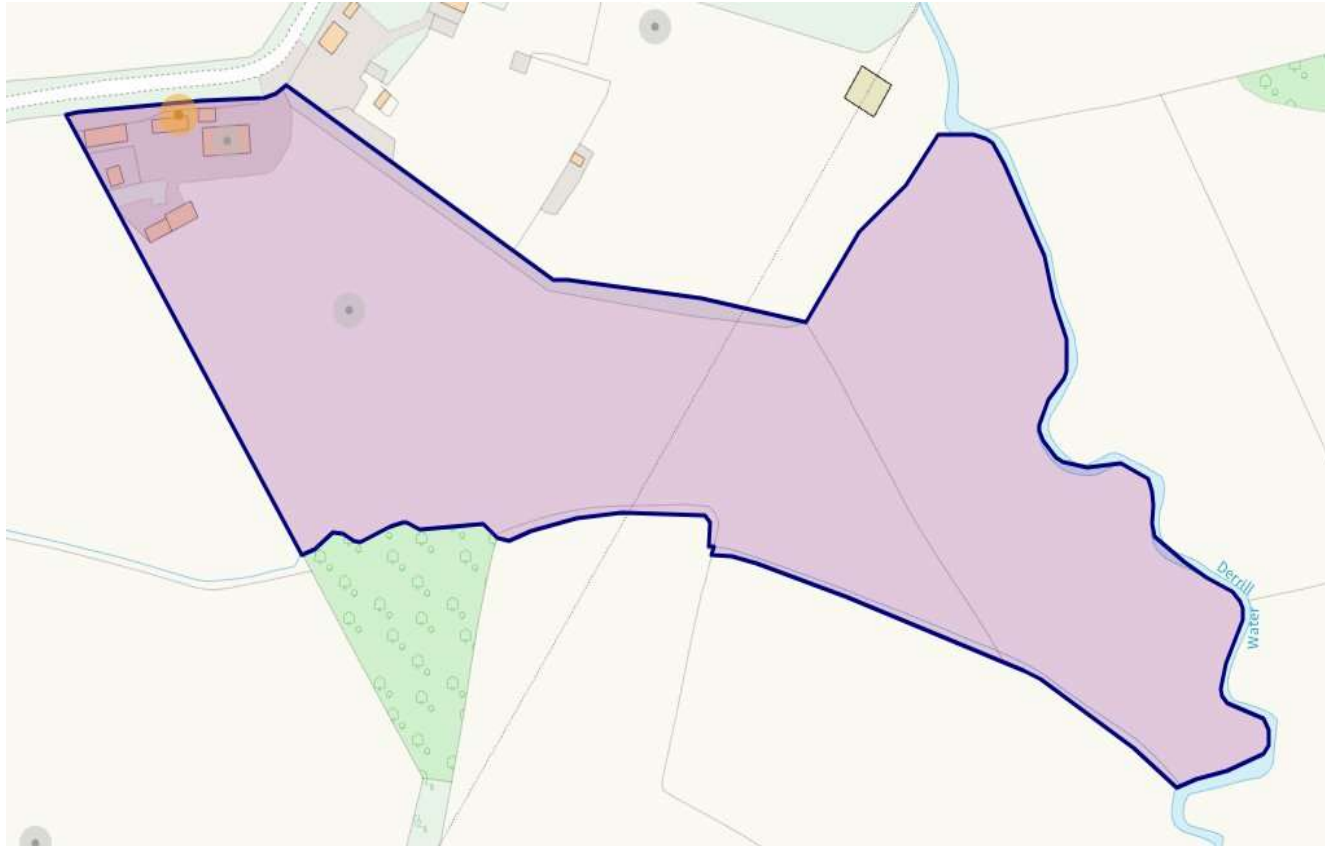
The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

Directions

Available upon request

Viewing- Viewing by appointment and to be accompanied by the selling agent Bond Oxborough Phillips

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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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