Bond Oxborough Phillips

Changing Lifestyles

2 Lower Village
Pyworthy
Holsworthy
Devon
EX22 6SP

Asking Price: £235,000 freehold







01409 254 238
holsworthy@boppproperty.com

2 Lower Village, Pyworthy, Holsworthy, Devon, EX22 6SP

- 3 BEDROOMS
- SEMI DETACHED
- CHARACTEFUL COTTAGE
- GENEROUS SIZE GARDENS
- GARAGE
- VILLAGE LOCATION
- REQUIRING MODERNISATION
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: C











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Overview

A charming three-bedroom semi-detached home, peacefully positioned within the picturesque rural hamlet of Lower Village, Pyworthy, surrounded by the beautiful countryside of West Devon.

The property provides well-proportioned and versatile accommodation arranged over two floors, with a welcoming entrance hall leading into a bright kitchen/dining room and a generous sitting room, enjoying pleasant views and an abundance of natural light. A useful downstairs WC completes the ground floor.

To the first floor are three well-sized bedrooms and a family bathroom, providing comfortable accommodation with excellent scope to suit a variety of requirements, whether as a family home, a base for working from home or a property for visiting family and guests.

Outside, the property benefits from an attractive enclosed rear garden, offering a good degree of privacy and providing a pleasant setting in which to relax and enjoy the surrounding countryside. The garden is predominantly laid to lawn with established planting and includes a greenhouse, making it particularly well suited to those with an interest in gardening.

Further practical benefits include a garage/workshop and useful external storage, providing valuable space for hobbies, equipment, tools and general storage.

While the property is perfectly comfortable in its current form, it offers considerable potential for enhancement and would benefit from a programme of modernisation and renovation works. This presents an exciting opportunity for a purchaser to update and improve the accommodation in accordance with their own tastes and requirements, whilst retaining the property's existing character, proportions and enviable rural setting.

Lower Village provides a peaceful countryside environment whilst remaining within easy reach of the thriving market town of Holsworthy, which offers a comprehensive range of everyday amenities, shops, schooling and leisure facilities. The stunning North Cornish coastline is also readily accessible by road, making this an appealing location for those seeking a quieter rural lifestyle without being isolated from the coast and wider amenities.

Overall, this is an appealing home offering a combination of space, privacy and countryside surroundings, together with excellent potential for modernisation and further enhancement.

Location

The property nestles in a quiet rural setting about midway between the market town of Holsworthy, and Bude on the North Cornish Coast. Holsworthy caters well for the locality with a good range of local/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 and the neighbouring coastline is famous for its outstanding surfing beaches and wonderful cliffside walks. 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. Oil fired central heating.

EPC Rating - EPC rating is currently E (41) with the potential to C (79). Valid until October 2036.

Council Tax Band - Band 'C'

Agent 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.

Directions

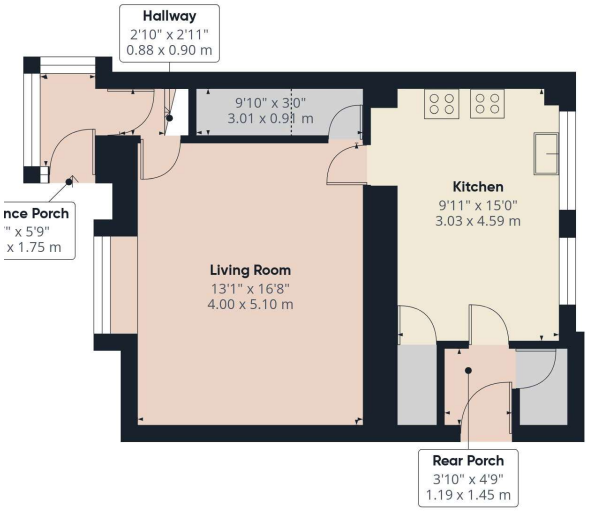
From Holsworthy, take the A3072 towards Bude. After approximately 2 miles, turn left towards Pyworthy and continue into the village.

Proceed through Pyworthy, passing the village church and continuing towards Lower Village. Follow the road into Lower Village, where No. 2 will be found amongst the properties on the left-hand side.

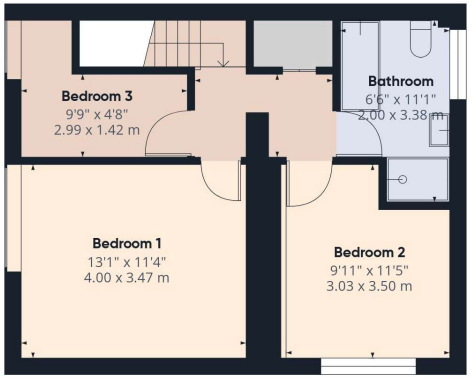
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Floorplan



Floor 0











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.