Bond Oxborough Phillips

Changing Lifestyles

9 Little Meadow
Pyworthy
Holsworthy
Devon
EX22 6TT

Asking Price: £400,000 Freehold







Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com

9 Little Meadow, Pyworthy, Holsworthy, Devon, EX22 6TT

- 4 BEDROOMS
- 1 ENSUITE
- LIVING ROOM AND SUNROOM
- WOOD BURNING STOVE
- PANORAMIC VIEWS OVER DARTMOOR & BODMIN MOOR
- GENEROUS SIZE GARDENS
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- EPC: C
- Council Tax Band: TBC











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Overview

A beautifully presented and spacious four-bedroom detached family home, situated within the peaceful village of Pyworthy, on the outskirts of Holsworthy. Occupying an attractive position and enjoying far-reaching panoramic views across the surrounding countryside, extending towards both Dartmoor and Bodmin Moor, the property offers an appealing combination of well-proportioned accommodation, modern conveniences and a wonderful rural outlook.

The accommodation is thoughtfully arranged and provides a welcoming living room, centred around an attractive feature fireplace, creating a particularly comfortable and inviting space. The well-appointed kitchen offers ample storage and preparation space, complemented by a separate utility room and a convenient ground floor cloakroom. To the rear, a particularly light and versatile sunroom provides an additional reception space, ideally positioned to enjoy the garden and the attractive countryside beyond.

On the first floor, the generous principal bedroom benefits from its own en-suite shower room, whilst three further well-proportioned bedrooms provide excellent flexibility for family living, visiting guests or home working. A modern family bathroom serves the remaining bedrooms.

Externally, the property is approached via a driveway providing off-road parking for two vehicles, together with access to the adjoining garage. To the rear, a good-sized garden provides an attractive setting in which to relax and entertain, with the open countryside beyond creating a wonderful sense of space and tranquillity. The elevated outlook is a particularly appealing feature, with the panoramic views stretching across the surrounding landscape towards the distinctive upland scenery of Dartmoor and Bodmin Moor, providing a beautiful backdrop throughout the changing seasons.

Location

Little Meadow is a quality and quiet cul-de-sac development of only 10 properties on the edge of Pyworthy. Number 11 is within a level walk of the village centre with its popular inn and village hall. The bustling market town of Holsworthy is some 2 miles and offers a good range of local and national shops, professional services, leisure amenities and schooling to secondary level. Bude on the North Cornish Coast with its sandy surfing beaches is about 10 miles, and for those wishing to travel further afield, Okehampton and the A30 dual carriageway are some 20 miles.

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

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.

Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton. 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. Follow this road for about 1.25 miles to Pyworthy. Upon entering the village take the first left hand turning signed Shortlands, and then turn right into Little Meadow. Number 9 can be found at the end on the left-hand side

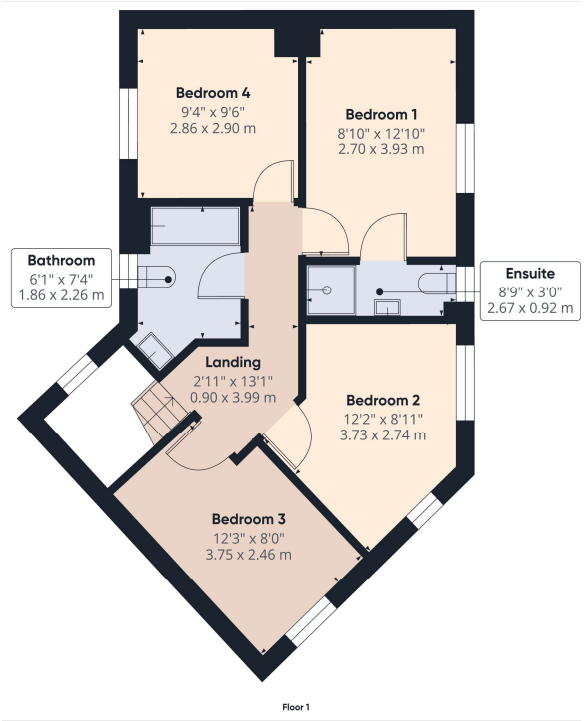




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Floorplan









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.