

The Cottage
Derril
Pyworthy
Holsworthy
Devon
EX22 6YB

Asking Price: £465,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- 4 BEDROOM
- STUNNING RENOVATED PERIOD PROPERTY
- 1 ENSUITE
- 2 RECEPTION ROOMS
- LANDSCAPED GARDENS
- GARDEN STUDIO/ OFFICE
- OFF ROAD PARKING
- SOLAR PANELS
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: TBC

A Rare Opportunity to Acquire a Beautifully Renovated Period Residence of Exceptional Quality

Nestled in the heart of the charming hamlet of Derril, this outstanding period property has been meticulously restored to an exceptional standard by a highly regarded local builder. Combining timeless character with refined modern living, this elegant home is ideally located just a short distance from the bustling market town of Holsworthy and within easy reach of the renowned coastal resort of Bude.

Upon entry, the sense of space and craftsmanship is immediately apparent. A stunning open-plan living area welcomes you, with full-height glazing to the rear flooding the space with natural light and offering lovely views of the landscaped gardens. French doors lead seamlessly outside, while a striking feature staircase rises through the heart of the room. Original character features, including a substantial stone inglenook fireplace housing a wood-burning stove and a traditional clome oven, sit harmoniously alongside high-quality contemporary finishes.

The kitchen has been thoughtfully designed to complement the period charm of the home, with solid wood worktops, an inset Belfast sink, integrated range of Bosch appliances include an oven with hob and extractor, and space for under-counter appliances. A breakfast bar adds further versatility, while the generous proportions provide ample room for both a dining room table and chairs and a living suite.

To the front of the property, a cosy snug offers a tranquil retreat, complete with a second wood-burning stove – perfect for quiet evenings. The ground floor is further enhanced by a stylish shower room and a practical utility room.

Upstairs, the impressive principal bedroom boasts its own dressing room and a beautifully appointed ensuite, while two further spacious double bedrooms, a comfortable single room, and a luxurious family bathroom provide well-balanced accommodation for families or guests.

Externally, the property continues to impress with a thoughtfully landscaped and fully enclosed rear garden, laid mainly to lawn with a paved terrace and well-planned planting. An insulated garden office/studio at the far end offers ideal space for remote working or hobby pursuits.

Sustainable features include solar PV panels and underfloor heating, reflecting the quality and efficiency of the renovation throughout. Offered with no onward chain, this exceptional home must be viewed to fully appreciate the calibre of accommodation on offer.



Location

Derril itself is a small yet popular hamlet, only 1 mile from Pyworthy with traditional village amenities including a country pub, village hall and the nearby and sought after Holsworthy Golf Club. 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.

Services

Mains electricity, water and drainage. Solar PV panels. Electric underfloor heating throughout the ground floor, with radiators upstairs.

Agents Notes

A further brand new 4 bedroom detached house and a brand new 3 bedroom detached bungalow are available to purchase in the coming months. Please enquire for further details.



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Agents 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.



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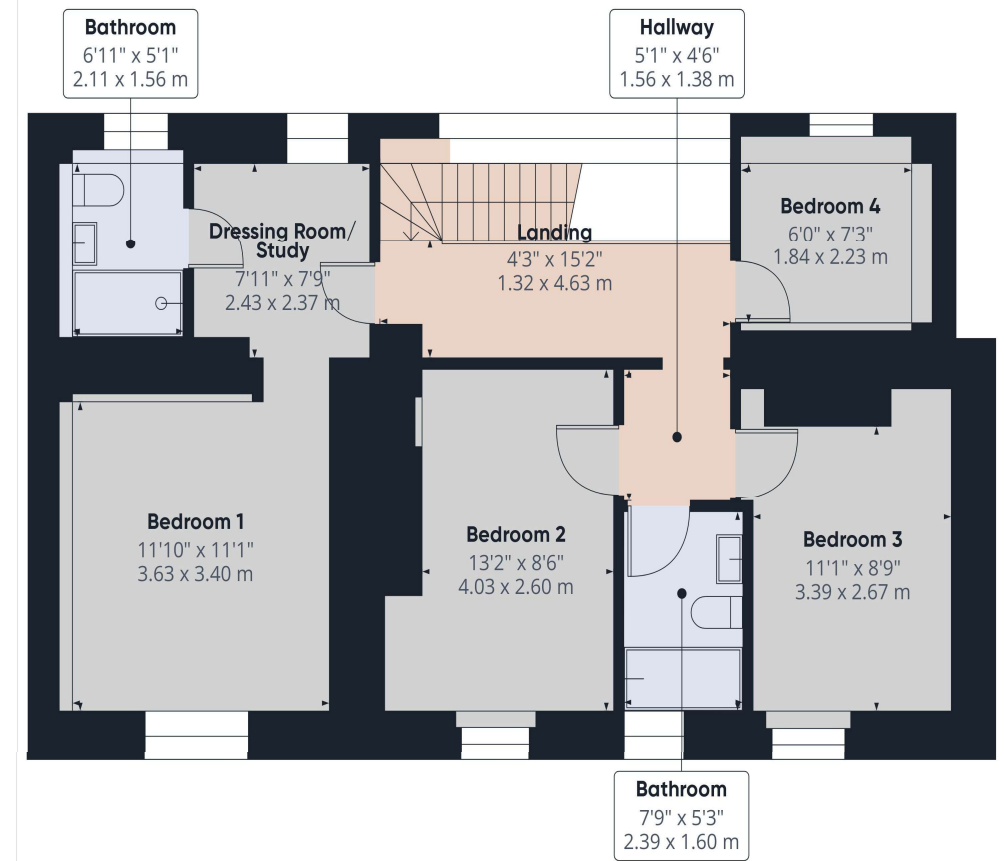
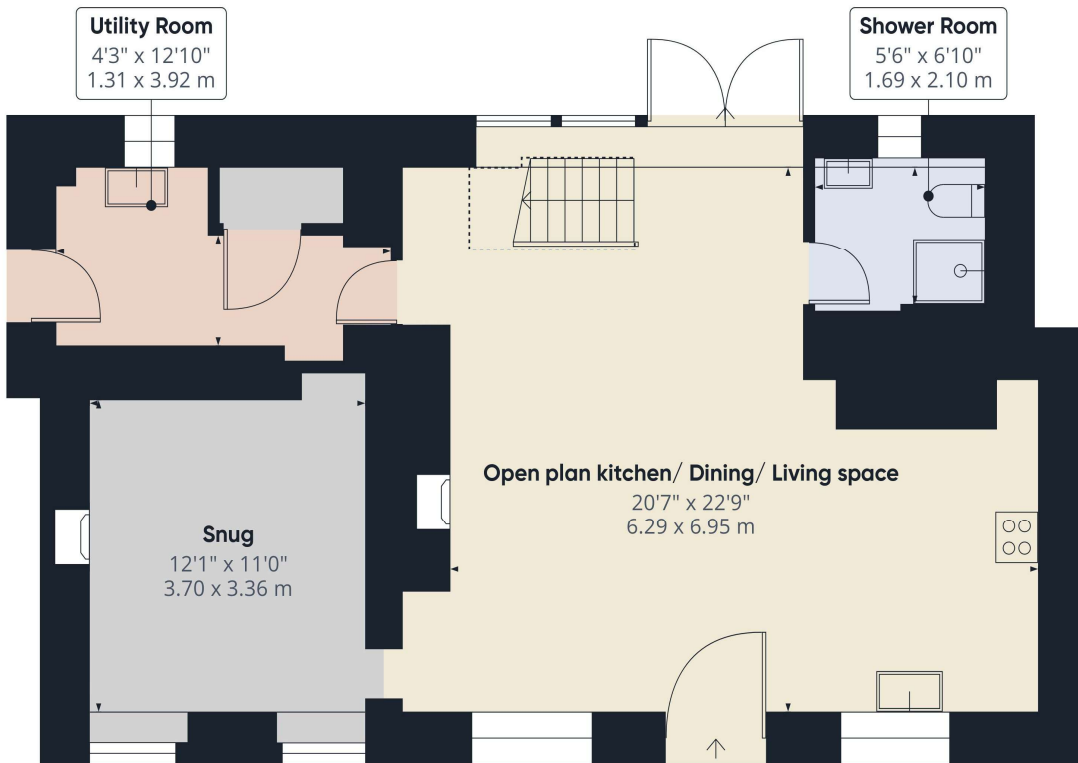


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Floorplan



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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