



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Church Cottage  
Pyworthy  
Holsworthy  
Devon  
EX22 6SS

**Asking Price: £285,000 Freehold**



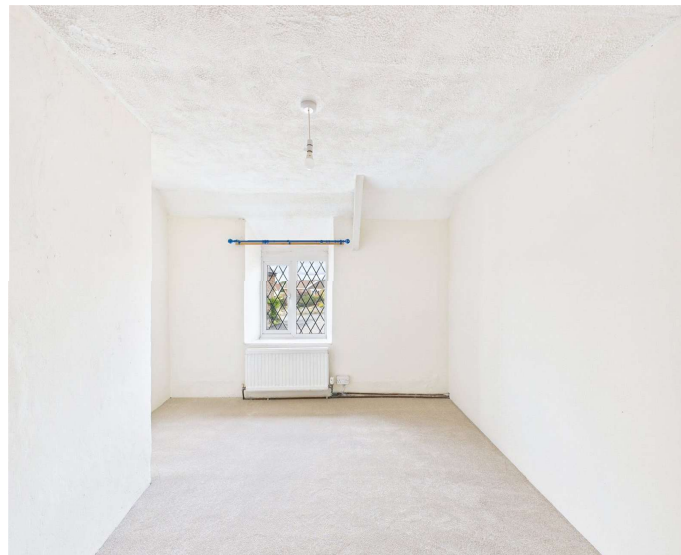
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# Church Cottage, Pyworthy, Holsworthy, Devon, EX22 6SS



- 4 BEDROOMS
- CHARACTERFUL COTTAGE
- PERIOD FEATURES THROUGHOUT
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- PRETTY ENCLOSED GARDEN
- GENEROUS SIZED GARAGE
- VIEWS OVER THE ADJACENT CHURCH
- AVAILABLE WITH NO ONWARD CHAIN
- SPACIOUS ACCOMODATION
- WOOD BURNING STOVE
- EPC: E
- Council Tax Band: D



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## Overview

**Nestled in the heart of a charming Devon village, just a short distance from the highly desirable market town of Holsworthy, this delightful period cottage is offered to the market with no onward chain. Rich in character and original features, the property showcases exposed ceiling beams and generously proportioned accommodation throughout.**

**The spacious dual-aspect living room features a striking brick fireplace with a wood-burning stove, creating a warm and inviting atmosphere. The generous kitchen/dining room boasts flagstone flooring and a fitted kitchen, centred around a oil fired Rayburn set within a characterful inglenook fireplace, complete with a timber mantle. A useful utility room adjoins the kitchen and houses the floor-mounted oil-fired central heating boiler.**

**Upstairs, the first floor offers four double bedrooms and a well-appointed family bathroom. Outside, the cottage enjoys a beautifully enclosed garden with views over the neighbouring church. Stone steps lead to a level lawn, complemented by a garden shed and an outside WC. To the side of the property, a substantial garage provides excellent storage or workshop space. EPC E**

## Location

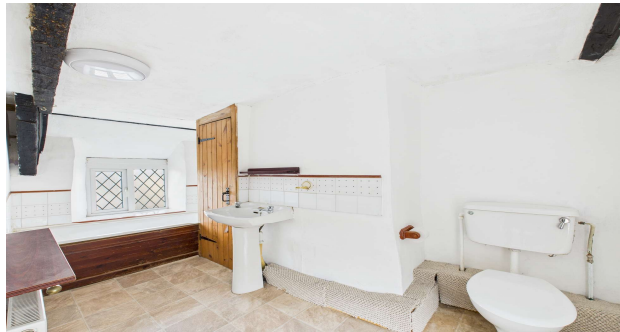
Church Cottage enjoys a prime location within the heart of the village and is within a level walk of the centre with its Primary School, Popular Inn, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and 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 on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst 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.

## Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after 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 into Pyworthy, the property will be found in the village centre with a Bond Oxborough Phillips for sale board clearly displayed.



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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.

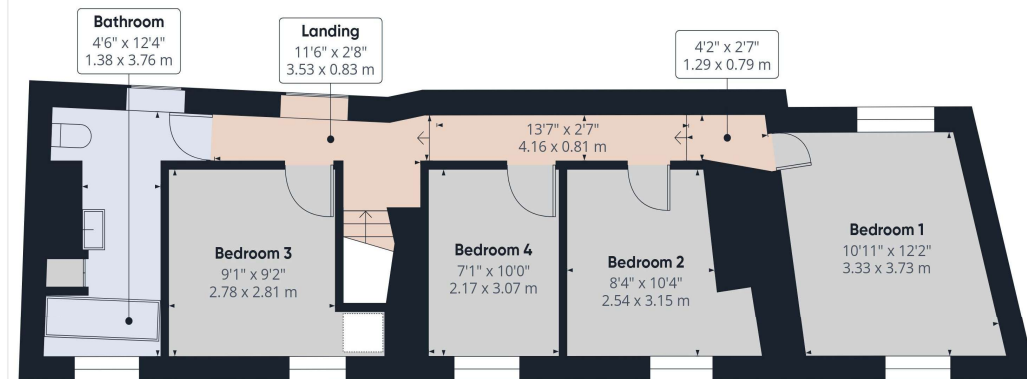
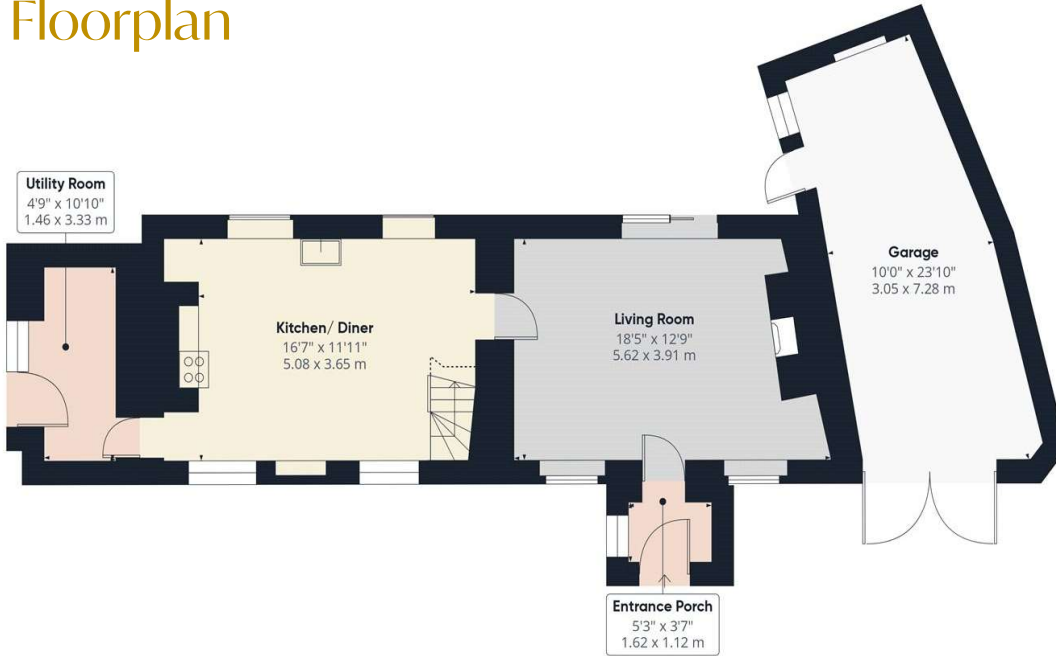


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## Floorplan



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.

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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.