

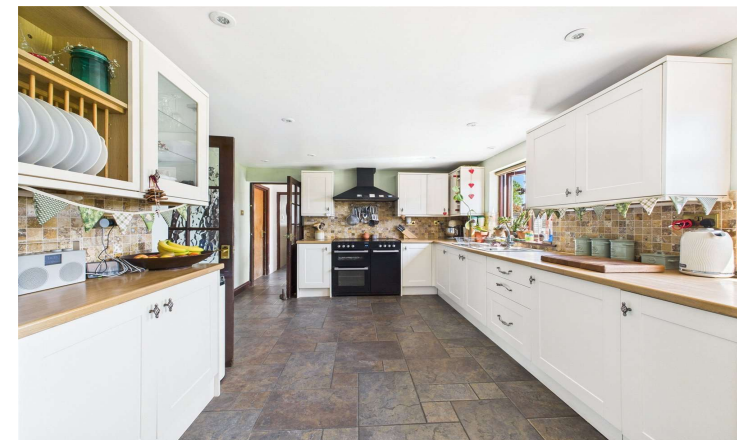


Bond
Oxborough
Phillips

Changing Lifestyles

Ashgrove
Pyworthy
Holsworthy
Devon
EX22 6SW

Asking Price: £465,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

Ashgrove, Pyworthy, Holsworthy, Devon, EX22 6SW



- SPACIOUS DETACHED HOUSE
- 4/5 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE OFF ROAD PARKING AREA
- INTEGRAL GARAGE
- GENEROUS PLOT EXTENDING TO 0.34 OF AN ACRE
- LANDSCAPED GARDEN
- RANGE OF USEFUL OUTBUILDINGS
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN



Located in a sought-after village setting, this spacious detached house offers versatile accommodation ideal for family living. Set on a generous plot extending to approximately 0.34 of an acre, the property boasts beautifully landscaped gardens, a large off-road parking area, and an integral garage.

Inside, the home features four to five well-proportioned bedrooms, along with two inviting reception rooms that provide flexible living and entertaining space. A range of useful outbuildings adds further appeal, offering excellent storage or potential for a workshop or home office.

Available with no onward chain.



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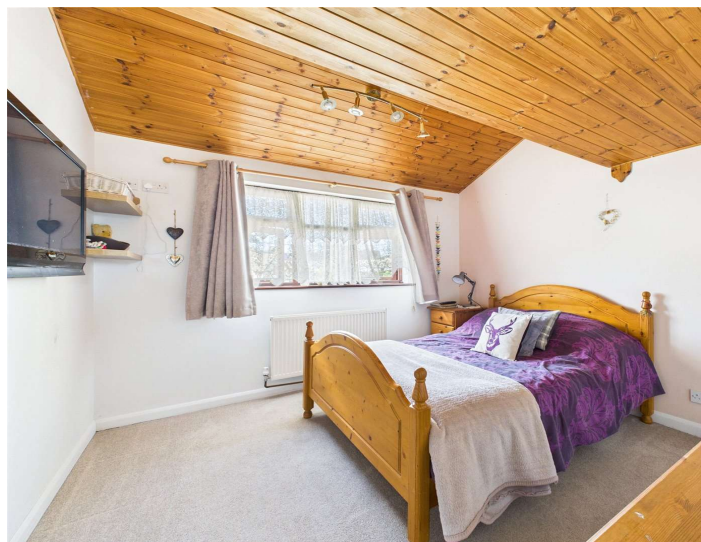


Directions

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, proceeding through the village, take the 4th right hand turn and after a short distance the entrance to Ashgrove will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Ashgrove enjoys a prime location towards the edge of the village and is within walking distance to the 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.



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Internal Description

Entrance Porch

Inner Hallway - 10'5" x 8'6" (3.18m x 2.6m)

Kitchen - 15' x 10'8" (4.57m x 3.25m)

Dining Room - 11'11" x 9'1" (3.63m x 2.77m)

Living Room - 18'4" x 11'5" (5.6m x 3.48m)

Utility Room - 7'11" x 7'3" (2.41m x 2.2m)

Cloakroom - 5'9" x 2'7" (1.75m x 0.79m)

Integral Garage - 17'6" x 10'11" (5.33m x 3.33m)

First Floor Landing - 21'9" x 2'8" (6.63m x 0.81m)

Bedroom 1 - 16'7" x 10'2" (5.05m x 3.1m)

Ensuite Shower Room - 7'6" x 4'4" (2.29m x 1.32m)

Bedroom 2 - 10'7" x 10'1" (3.23m x 3.07m)

Bedroom 3 - 10'10" x 10'2" (3.3m x 3.1m)

Bedroom 4 - 10'8" x 7'11" (3.25m x 2.41m)

Bedroom 5/Office - 8'10" x 8'10" (2.7m x 2.7m)

Bathroom - 7'11" x 7'10" (2.41m x 2.4m)

Services - Mains water, electric and drainage.

EPC Rating - EPC rating D (63) with the potential to be C (77). Valid until May 2034.

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

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.

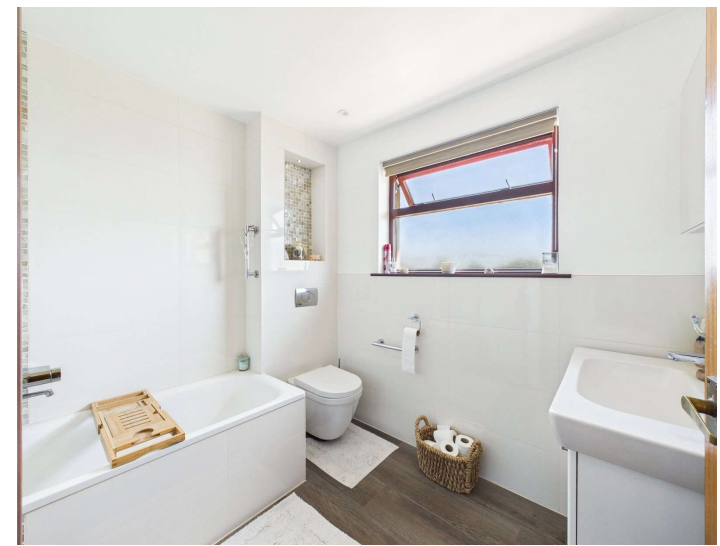


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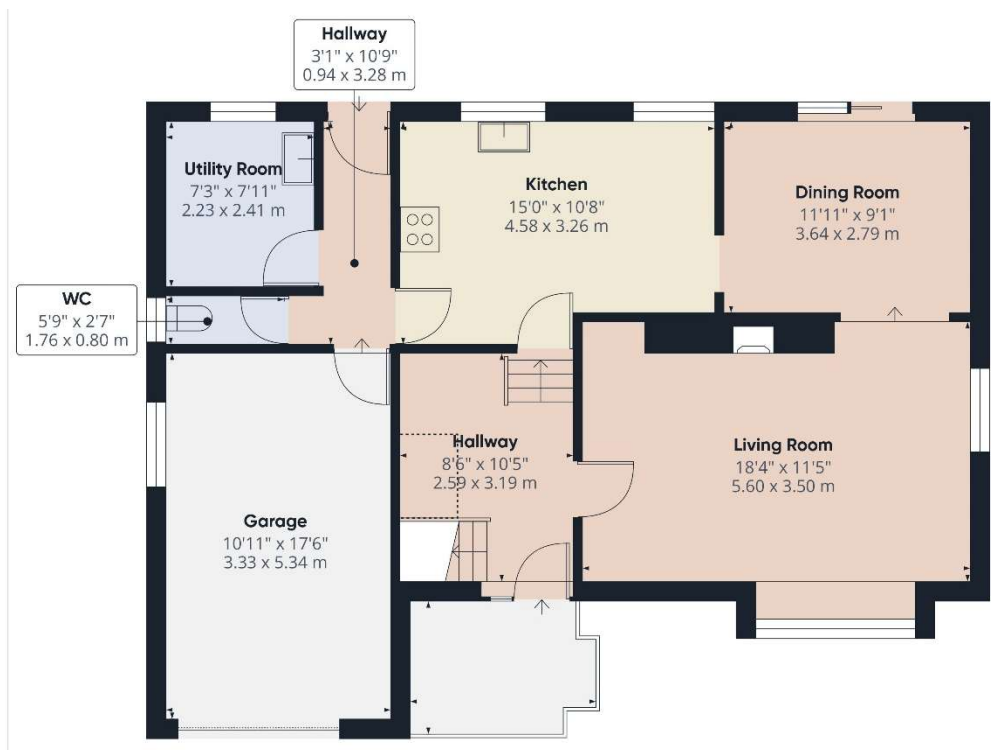
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

Albion House

4 High Street

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Devon

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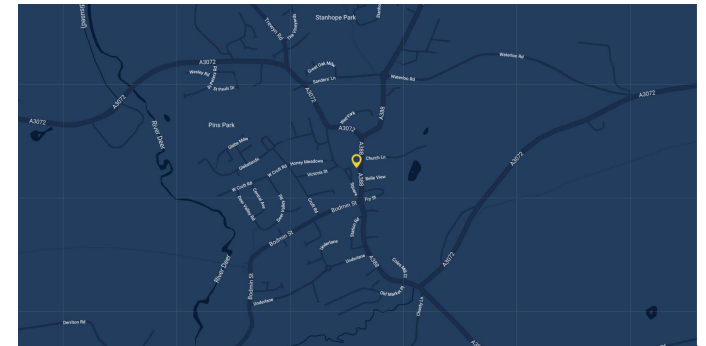
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please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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