

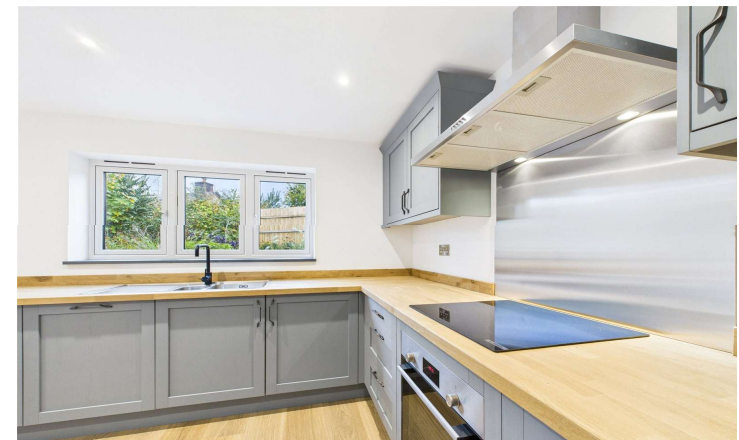


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Brockington House  
Derril  
Pyworthy  
Holsworthy  
Devon  
EX22 6YB

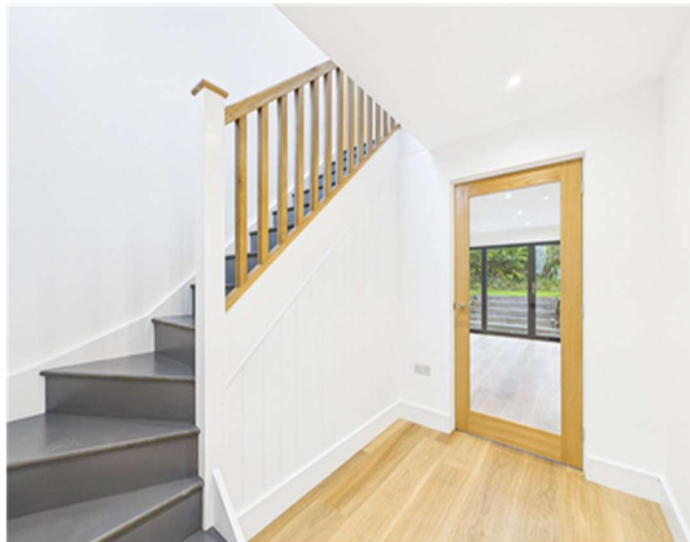
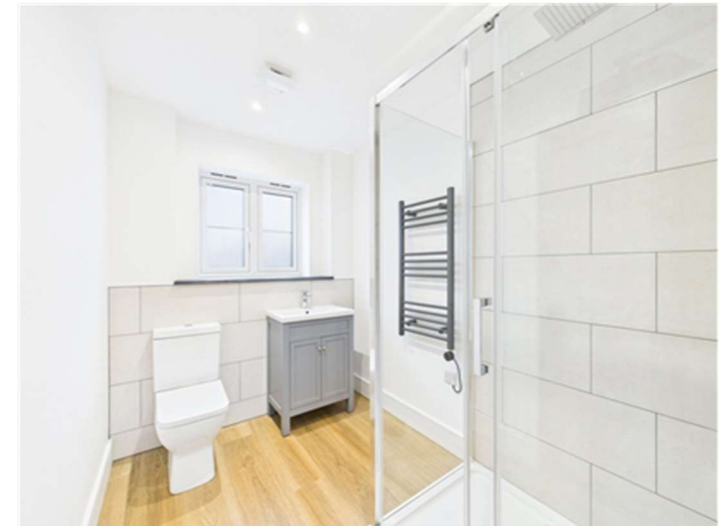
**Asking Price: £465,000 Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

- 4 BEDROOMS
- 1 ENSUITE
- 2 RECEPTION ROOMS
- LANDSCAPED AND ENCLOSED REAR GARDENS
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER VILLAGE LOCATION
  - NO ONWARD CHAIN
  - SUPERBLY EFFICIENT
  - BRAND NEW HOME
    - 3 BATHROOMS



Brockington House, Derril, Pyworthy, Holsworthy, Devon, EX22 6YB

## Changing Lifestyles

**Nestled in the heart of the picturesque hamlet of Derril, this outstanding new build property has been meticulously crafted to an exceptional standard by a highly regarded local developer. Perfectly positioned just a short distance from the vibrant market town of Holsworthy and within easy reach of the popular coastal resort of Bude, this elegant home offers the ideal blend of countryside tranquillity and modern convenience.**

**Upon entering, a spacious inner hallway welcomes you and leads to the first floor via a feature staircase.**

**At the heart of the home lies a stunning open-plan kitchen and dining area, beautifully illuminated by bi-fold doors that open to the rear garden. The kitchen is fitted with a range of high-quality Bosch appliances, including an integrated oven, induction hob with extractor, and dishwasher, complemented by a 1½ stainless steel sink and drainer unit. The generous space easily accommodates a family dining table and a secondary seating area, making it perfect for both everyday living and entertaining.**

**The ground floor also features a versatile additional reception room with a large front-facing window, as well as a stylish shower room comprising a walk-in shower with drench head, low-flush WC, and vanity unit with inset wash basin. A practical utility room provides space and plumbing for white goods, external access to the garden, and internal access to the integral garage, complete with an electric roller door.**

**Upstairs, a bright open landing leads to four well-proportioned bedrooms and a luxurious family bathroom. The master bedroom offers ample space for a double bed and storage furniture, along with an en-suite shower room fitted with a walk-in shower, low-flush WC, and vanity basin. Two further spacious double bedrooms and a comfortable single room—ideal as a study or nursery—complete the accommodation.**

**Externally, the home continues to impress. To the side, there is ample parking for multiple vehicles and gated pedestrian access to the rear garden. The fully enclosed, thoughtfully landscaped garden is laid mainly to lawn, with well-planned planting providing an attractive and private outdoor space.**

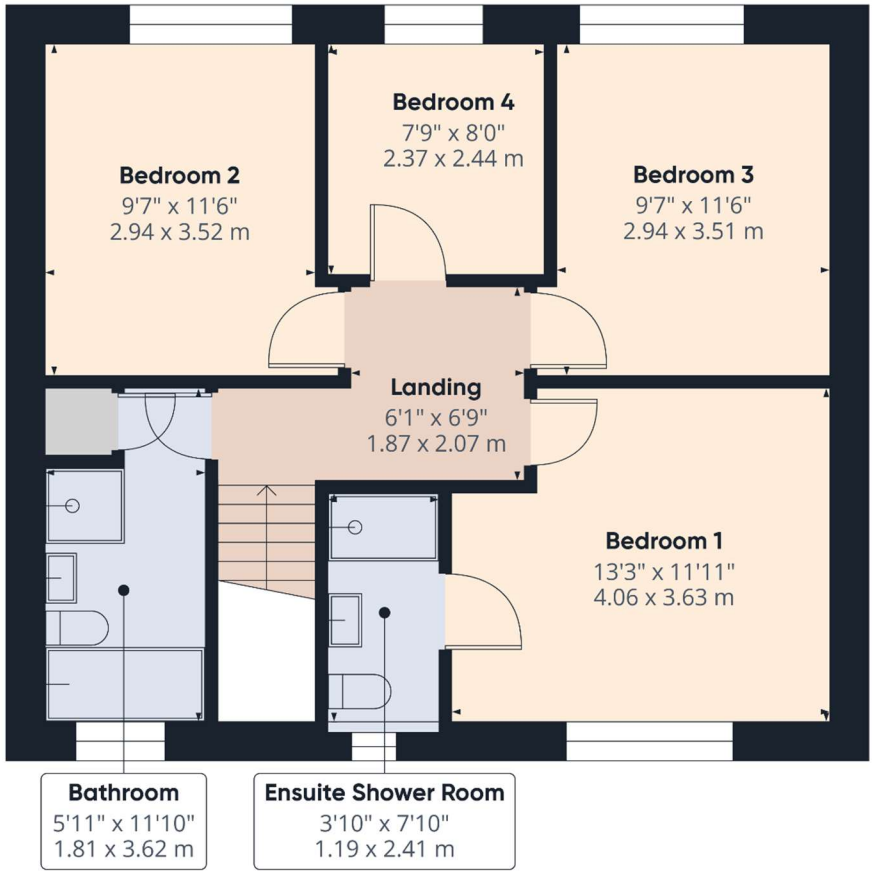
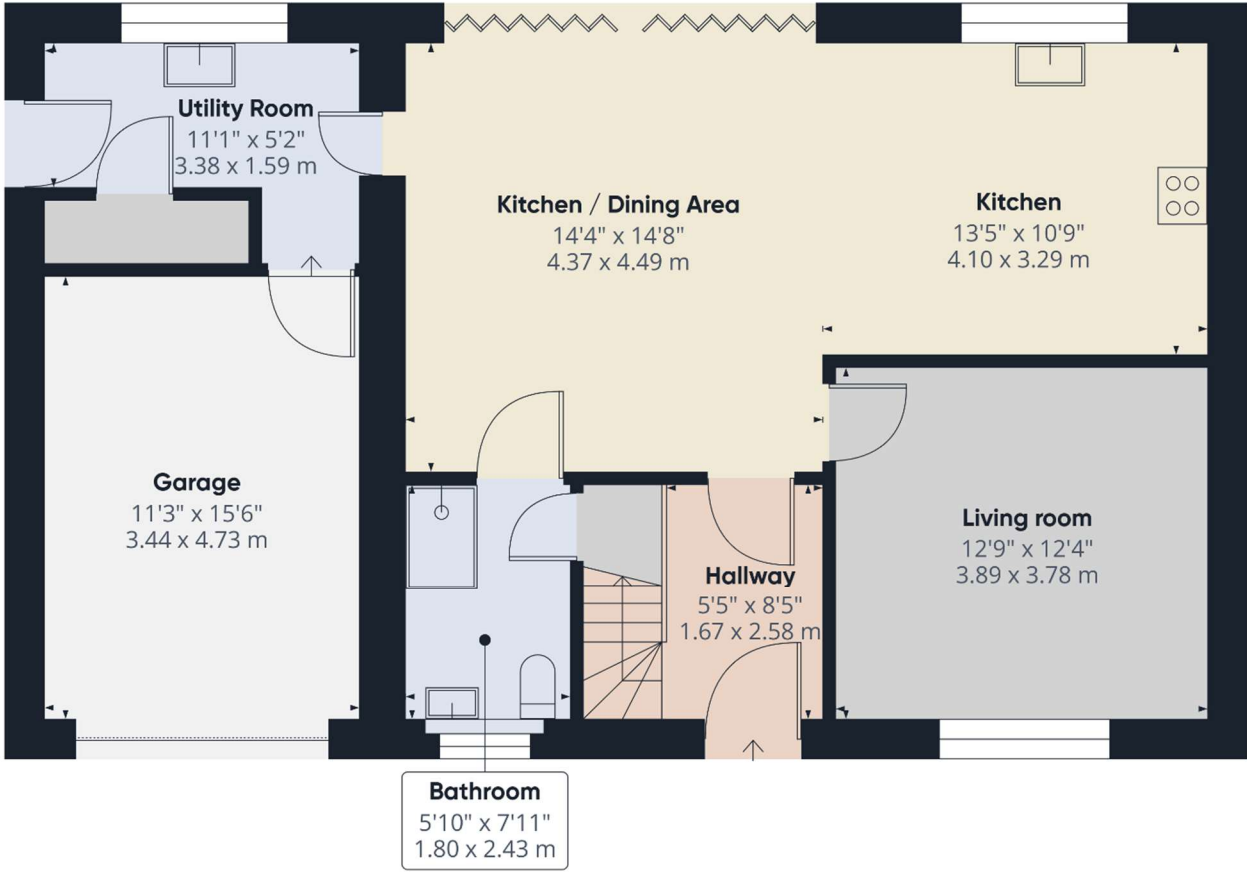
**Sustainable features include solar PV panels and underfloor heating powered by an air-source heat pump, underlining the home's exceptional energy efficiency.**

**Offered with no onward chain, this remarkable property must be viewed to appreciate the quality and calibre of accommodation on offer.**

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## Area Information

Derril itself is a small yet popular hamlet, only 1 mile from Pyworthy with traditional village amenities including a country pub and village hall. 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.

**Agent 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.*

**Services** - Mains water, electricity and drainage. Air source heat pump supplies underfloor heating on the ground floor and radiators on the first floor.

**EPC Rating** - The EPC Rating is 'TBC'.

**Council Tax Band** - The Council Tax Band is 'TBC'.



## 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.

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 and 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 available 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...

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## Have a property to sell or let?

If you are considering selling or letting your home,  
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.

**EPC is TBC**

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

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.

