



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Little Meadow  
Pyworthy  
Holsworthy  
Devon  
EX22 6TT

**Asking Price: £350,000**  
**Freehold**



**Changing Lifestyles**

01409 254 238

[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



- DETACHED HOUSE
- 2 RECEPTION ROOMS
- 3 BEDROOMS, 1 ENSUITE
- MAIN BATHROOM & CLOAKROOM
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE & CAR PORT
- STUNNING COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION



**Situated within a small and quiet cul-de-sac on the edge of the desirable village of Pyworthy, this detached family home offers well-proportioned and versatile accommodation throughout.**

**The ground floor comprises a generous entrance hall, cloakroom, fitted kitchen, and a separate dining/living room which flows through to a conservatory, providing an ideal space to relax while enjoying views of the enclosed rear garden. Upstairs, the property offers a principal bedroom with en-suite shower room, along with 2 further bedrooms, both enjoying stunning far reaching views of the surrounding countryside, along with a well-appointed main bathroom.**



**Externally, the property benefits from both front and rear gardens, off-road parking, a single garage and car port. A particular highlight of the residence is the stunning far-reaching countryside views, extending across to the village church, Dartmoor and Bodmin Moor.**

**The property enjoys a convenient yet peaceful position, with excellent access to the nearby market town of Holsworthy and the breathtaking North Cornish coastline.**

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## 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 11 can be found straight ahead with its number plaque clearly displayed.

## Situation

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.



# Internal Description

**Entrance Hall** - 18' x 5'1" (5.49m x 1.55m)

**Kitchen** - 9'10" x 8' (3m x 2.44m)

**Dining /Living Room** - 21'4" x 11'7" (6.5m x 3.53m)

**Conservatory** - 11' x 9'3" (3.35m x 2.82m)

**Cloakroom** - 6'6" x 2'8" (1.98m x 0.81m)

**First Floor Landing** - 13'8" x 2'10" (4.17m x 0.86m)

**Bedroom 1** - 12'9" x 9'10" (3.89m x 3m)

**Ensuite Shower Room** - 7'10" x 2'11" (2.4m x 0.9m)

**Bedroom 2** - 12'3" x 8'4" (3.73m x 2.54m)

**Bedroom 3** - 7'4" x 7'4" (2.24m x 2.24m)

**Bathroom** - 8'11" x 6'4" (2.72m x 1.93m)

**Services** - Mains water, electric and drainage. Oil fired central heating.

**EPC Rating** - EPC rating C (69), with the potential to be B (82). Valid until October 2028.

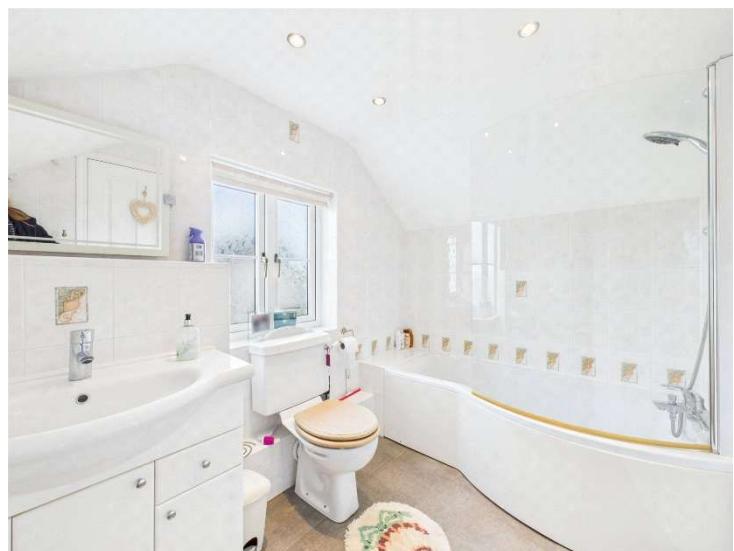
**Council Tax Banding** - Band 'D' (please note this council band may be subject to reassessment).

**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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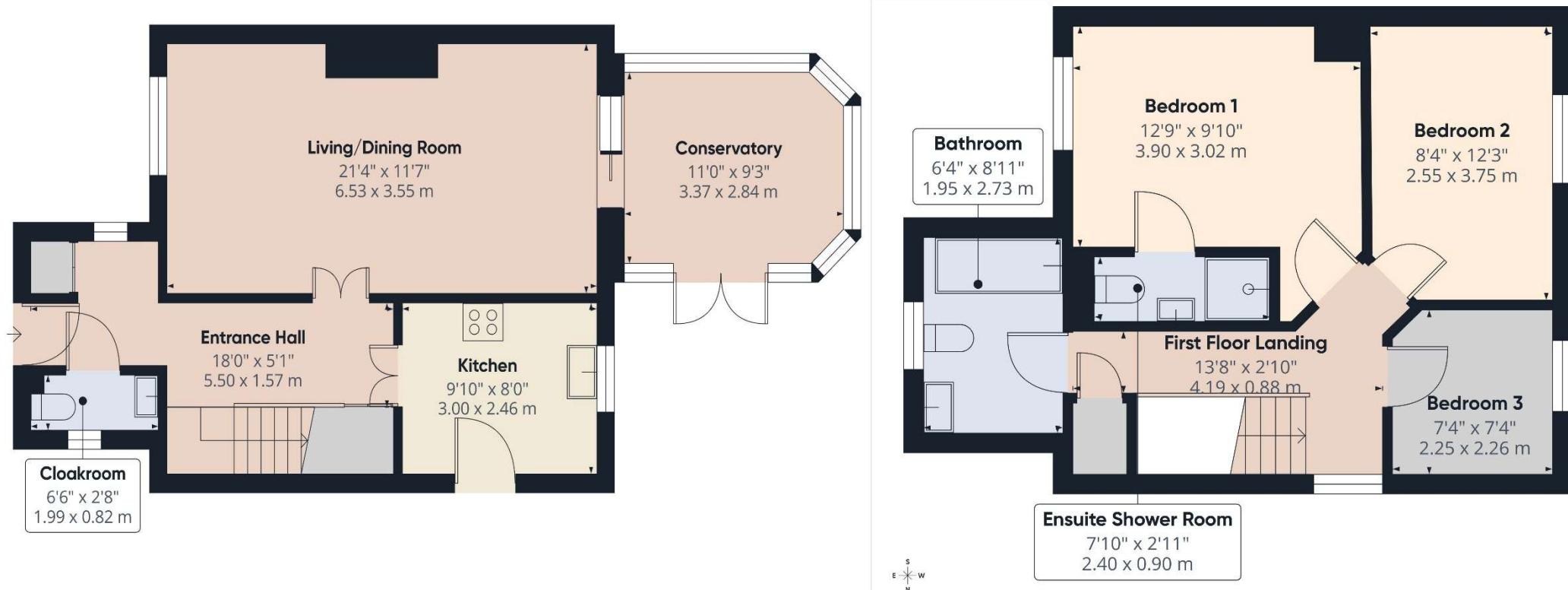
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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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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to provide you with a free valuation of your home.

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the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.

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