

Rowan  
Derriton Road  
Pyworthy  
Holsworthy  
Devon  
EX22 6JJ

**Asking Price: £600,000 Freehold**



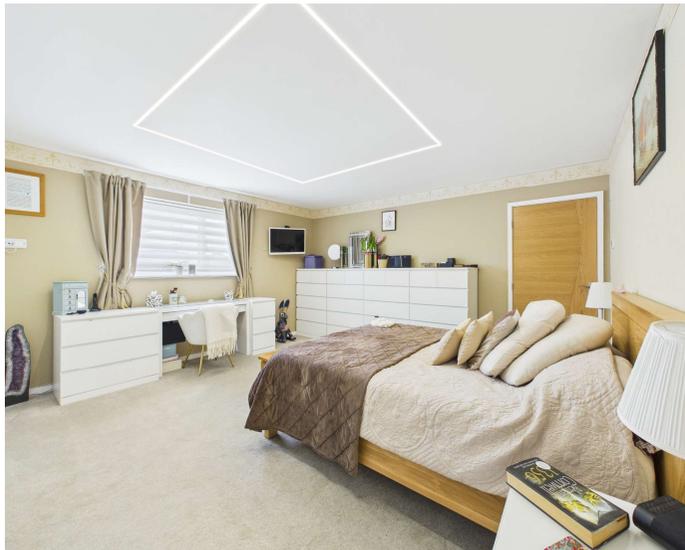
Changing Lifestyles

01409 254 238  
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Rowan, Derriton Road, Pyworthy, Holsworthy, Devon, EX22 6JJ



- A SUBSTANTIAL DETACHED BUNGALOW
- BUILT IN 2023
- 189sq METERS OF LIVING SPACE
- 4 BEDROOMS
- 1 ENSUITE
- STUNNING OPEN PLAN LIVING
- HIGH QUALITY KITCHEN
- WOODBURNING STOVE
- SOUGHT AFTER VILLAGE LOCATION
- 100 FT GARDEN
- EXTENSIVE OFF ROAD PARKING
- SOLAR PANELS COMPLEMENTED BY AN AIR SOURCE HEAT PUMP
- EPC: B
- Council Tax Band: E



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## Overview

Constructed in 2023, Rowan is a substantial, energy-efficient detached bungalow, thoughtfully designed and finished to an exceptional standard throughout. The property occupies an enviable position within the highly sought-after village of Pyworthy, just a short distance from the thriving market town of Holsworthy, which offers a comprehensive range of amenities including primary and secondary schooling, a Waitrose supermarket, a Marks & Spencer Foodhall, and a well-regarded local golf club.

On arrival, a spacious entrance porch provides practical space for coats and boots, with double doors opening into a welcoming entrance hall that enjoys an impressive outlook through the property towards the rear gardens. The bungalow offers generous proportions throughout, featuring four double bedrooms, including a superb principal suite with a high-quality en-suite.

To the rear, the home opens into a stunning open-plan living space designed for modern living and entertaining. The high-specification kitchen is centred around an island with breakfast bar seating and offers ample space for a large dining table and chairs. The living area benefits from bi-fold doors that open directly onto the gardens, along with a wood-burning stove that creates a warm and inviting focal point. A separate utility room provides additional storage and keeps laundry appliances discreetly tucked away from the main living area. A beautifully presented family bathroom completes the accommodation.

The residence occupies approximately a quarter of an acre, with formal rear gardens extending to around 100ft and a versatile store/workshop currently housing a hot tub, all enjoying delightful views across the surrounding rural

Devon countryside. To the front, a driveway provides extensive off-road parking.

This impressive home must be viewed internally to be fully appreciated.

## Location

The friendly village of Pyworthy has a village hall, and popular village pub. 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.

**Services** - Mains electricity, water and drainage. Solar panels. An air source heat pump powers underfloor heating throughout. Electric car charging point.

**Agents 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.

## Directions

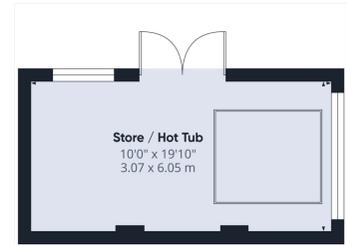
From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, after about 0.75 miles at the bottom of the hill on the outskirts of Holsworthy proceed over a small bridge and turn right signed Derriton. Follow this road for just over a mile and upon entering the village of Pyworthy, Rowan will be found on the right hand side.

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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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