



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Court  
Pyworthy  
Holsworthy  
EX22 6ST

**Asking Price: £850,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# The Court, Pyworthy, Holsworthy, EX22 6ST



- CHARMING DETACHED PERIOD RESIDENCE
- SMALLHOLDING OF APPROXIMATELY 8 ACRES
- 5 BEDROOMS
- SPACIOUS AND CHARACTERFUL ACCOMMODATION
- SUPERB LANDSCAPED GARDENS AND ORCHARD
- RANGE OF USEFUL OUTBUILDINGS
- AMPLE OFF ROAD PARKING
- PLANNING PERMISSION FOR AN ADDITIONAL PROPERTY
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: E



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

The Court, Pyworthy, Holsworthy, EX22 6ST

## Overview:

A distinguished and characterful detached residence, discreetly positioned within a private setting on the fringes of the sought-after village of Pyworthy, offering an exceptional smallholding lifestyle extending to approximately 8.01 acres. Available with no onward chain, this charming period home presents a rare opportunity to embrace a more self-sufficient way of life, combining refined country living with versatile land, outbuildings, and a strong sense of rural community.

Occupying an enviable position at the end of a sweeping private driveway, the property enjoys a peaceful village setting with picturesque views across the parish Church and surrounding rolling countryside. The thriving market town of Holsworthy lies just 2.3 miles away, providing a comprehensive range of everyday amenities including a waitrose and M&S foodhall, whilst the popular coastal town of Bude, famed for its sandy beaches and dramatic coastline, is within easy reach at approximately 9.8 miles.

This impressive detached period home has been thoughtfully refurbished and sympathetically extended, resulting in a beautifully balanced residence that retains its inherent charm while offering contemporary comfort. Constructed in part from traditional cob and stone, the property is enhanced by stylish wooden double-glazed windows, creating a warm and inviting atmosphere throughout.

The generously proportioned ground floor provides a versatile and welcoming layout, ideally suited to both family life and entertaining. A spacious sitting room and adjoining snug showcase an abundance of character, each centred around fireplaces with wood-burning stoves, creating cosy and intimate living spaces. At the heart of the home lies a superb open-plan kitchen and dining area, perfectly designed for modern country living, complete with a comprehensive range of units, central island, integrated appliances, and direct access to the gardens. A bright and airy garden room further enhances the accommodation, offering a tranquil setting to enjoy views over the grounds. Additional ground floor features include a utility room, two WCs, and a rear porch.

The first floor is accessed via two staircases, offering both flexibility and privacy. The principal staircase leads to four well-proportioned bedrooms, complemented by a family bathroom and separate shower room, while a secondary staircase rises to a private principal suite with vaulted ceiling, built-in storage, en-suite bathroom, and delightful views across the gardens, creating a peaceful retreat.

Approached via a private driveway, the property benefits from ample off-road parking, a double garage, and a useful store incorporating a back-up generator. The established gardens wrap gracefully around the house, affording a high degree of privacy and providing an idyllic setting for outdoor entertaining, relaxation, and enjoyment of the surrounding natural beauty.

Beyond the formal gardens, the property truly excels as a lifestyle smallholding. The grounds include a productive orchard, wildflower paddock, greenhouse, raised beds, and a well-equipped workshop with power, light, and additional storage above—ideal for those with horticultural, equestrian, or craft interests. Adjoining the gardens are gently sloping pasture paddocks, offering excellent potential for small-scale farming or livestock, while a further smaller paddock benefits from planning permission for a detached residence (Planning Reference: 1/0289/2025/REM), presenting exciting scope for future development.

Altogether, this is a rare and compelling opportunity to acquire a substantial village home with land, perfectly suited to those seeking a meaningful lifestyle change in a peaceful rural setting, yet within convenient reach of both local amenities and the North Devon and Cornish coastline.

## Changing Lifestyles

The Court, Pyworthy, Holsworthy, EX22 6ST

## Location

The Court enjoys a prime tucked away location within the heart of the village and is within a level walk of the centre with its 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 and 3 phase supply, solar panels. Mains water with an additional private supply as well. Mains drainage. Oil fired central heating. Back up diesel generator connected to the house.

**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, 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, turn left at the 'T' junction in the centre of the Village, proceed for approximately 50 yards passing the church, turn right down the entrance driveway just past the wall memorial.

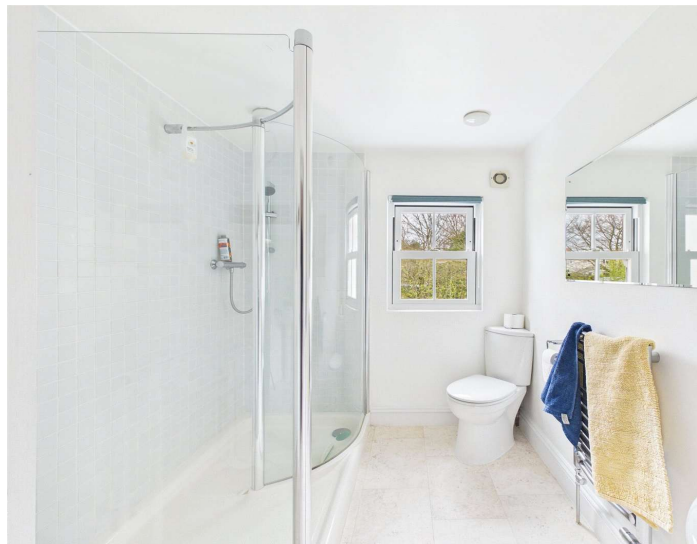


Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



The Court, Pyworthy, Holsworthy, EX22 6ST



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# 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.

The Court, Pyworthy, Holsworthy, EX22 6ST

Changing Lifestyles

# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

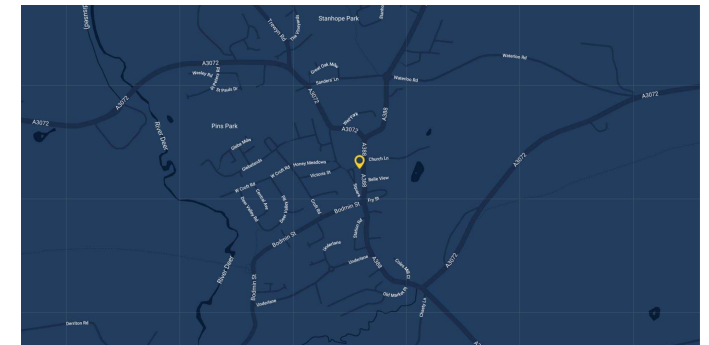
## Have a property to sell or let?

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.

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.



Changing Lifestyles

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