



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sunnybank  
Pyworthy  
Holsworthy  
Devon  
EX22 6SJ

**Asking Price: £650,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**



- DETACHED BUNGALOW
- STUNNING OPEN PLAN KITCHEN/DINER
- SEPARATE LIVING ROOM WITH WOOD BURNING STOVE
- 4 DOUBLE BEDROOMS, 1 ENSUITE
- FAMILY BATHROOM, UTILITY ROOM & CLOAKROOM
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LANDSCAPED NATURAL GARDENS
- APPROX. 2 ACRES OF LAND
- QUIET AND PEACEFUL LOCATION



Nestled within a peaceful and picturesque setting in the heart of the Devon countryside, Sunnybank is an impressive and beautifully presented detached bungalow occupying a generous plot with approximately 2 acres of paddocks. Offering an idyllic rural lifestyle, the property is perfectly suited to those seeking space, privacy, and versatility, with the land lending itself to a variety of uses including a smallholding, hobby farming, or equestrian purposes.

Approached via extensive off-road parking suitable for numerous vehicles, trailers, or motorhomes, the property is surrounded by wonderfully landscaped natural gardens featuring a charming pond, mature planting, and an abundance of wildlife, all whilst enjoying stunning views across the rolling countryside beyond.



Internally, the bungalow offers spacious, light-filled, and immaculately presented accommodation throughout. The heart of the home is undoubtedly the stunning open-plan kitchen/dining room, thoughtfully designed to take full advantage of the property's beautiful surroundings, with views across the gardens and open countryside creating a wonderful space for both everyday living and entertaining. Adjoining the kitchen is a separate cosy living room, complete with a feature wood-burning stove, providing the perfect retreat during the colder months.



## Situation

The property nestles in a quiet rural setting about midway between the market town of Holsworthy, and Bude on the North Cornish Coast. Holsworthy caters well for the locality with a good range of local/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 and the neighbouring coastline is famous for its outstanding surfing beaches and wonderful cliffside walks. 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.

## Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, continue on this road for approx. 2.4 miles, take the left hand turn signposted Leworthy Farmhouse. Follow the no through road for approx. 0.4 of a mile, at the end of the lane follow the road to the left hand side and the entrance to Sunnybank can be found after a short distance with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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# Internal Description

**Entrance Hall** - 11'8" x 3'7" (3.56m x 1.1m)

**Kitchen/Diner** - 24'11" x 19'11" (7.6m x 6.07m)

**Living Room** - 16' x 11'11" (4.88m x 3.63m)

**Bedroom 1** - 11'10" x 11'9" (3.6m x 3.58m)

**Ensuite Shower Room** - 8'8" x 2'10" (2.64m x 0.86m)

**Bedroom 2** - 11'11" x 11'10" (3.63m x 3.6m)

**Bedroom 3** - 11'11" x 11'10" (3.63m x 3.6m)

**Bedroom 4** - 11'9" x 11'5" (3.58m x 3.48m)

**Family Bathroom** - 13'5" x 8'3" (4.1m x 2.51m)

**Utility Room** - 9'7" x 7'8" (2.92m x 2.34m)

**Cloakroom** - 9'7" x 7'8" (2.92m x 2.34m)

**Services** - Mains water and electric. Private drainage and oil fired central heating.

**EPC Rating** - EPC certificate TBC.

**Council Tax Banding** - The Council Tax Band for the property is currently an '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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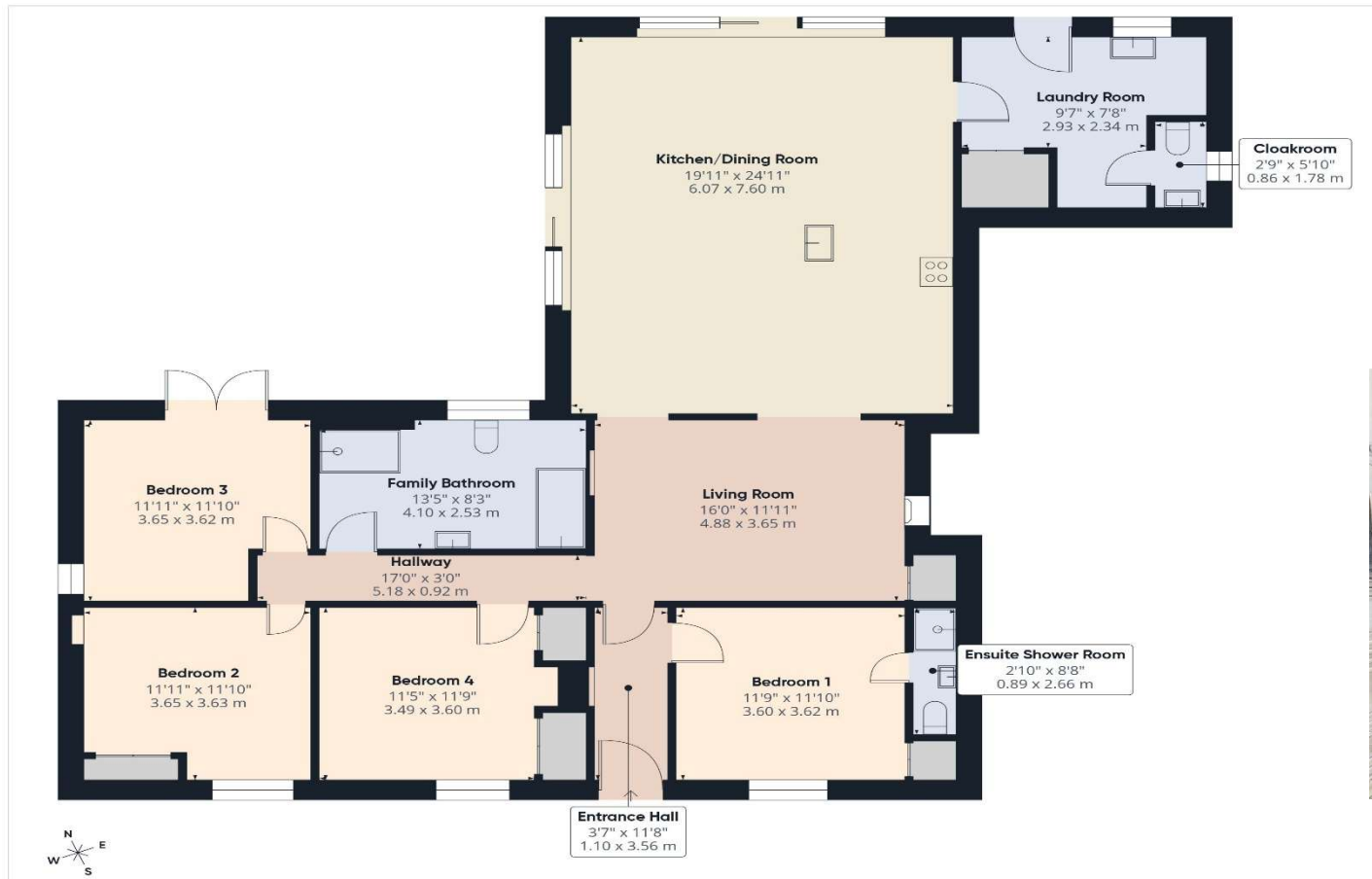


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from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

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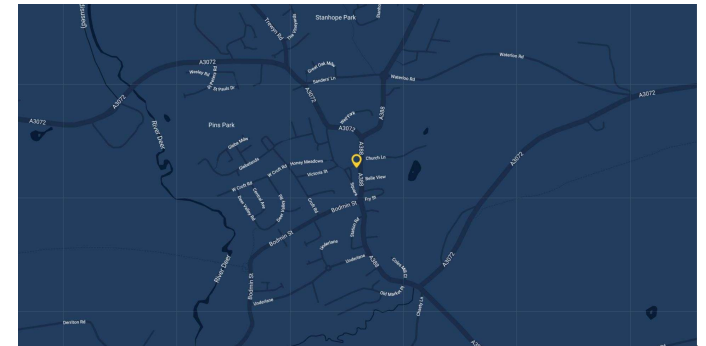
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speak with one of our expert team who will be able  
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