



Lot 3
Land Near Willows End
Pyworthy
Holsworthy
Devon
EX22 6SX



Guide Price: £50,000 Freehold



Changing Lifestyles

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Lot 3, Land Near Willows End, Pyworthy, Holsworthy, Devon,
EX22 6SX



- 2.6 acres
- Gently sloping paddock
- Edge of village location
- Short distance to the market town of Holsworthy
- Good road access

Overview

Situated on within easy reach of the Market Town of Holsworthy and on the outskirts on the very popular Village of Pyworthy is this parcel of land totalling approximately 2.6 acres, comprising a gently sloping paddock with good road access. The land is bordered by a mixture of mature Devon hedging and stock proof fencing.

Services - No mains services connected

Wayleaves and rights of way - We are informed by the owners that there are no public footpaths across the land.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

Viewings - Viewing are strictly to be arranged with and accompanied by the selling agent, Bond Oxborough Phillips.

Directions

From the centre of Holsworthy proceed on the A3072 Bude road for approximately 1 mile and take the first left hand turning signed Pyworthy. Follow this country road until reaching Derril and at the crossways turn left, where the entrance to the land will be found after about 200 yards on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Location

Situated between the friendly village of Pyworthy and Derril, the land is readily accessible. The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website www.ridetherubycountry.co.uk is well worth a visit.