



Land Adjacent To Nectar Haze
Bounds Cross
Pyworthy
Holsworthy
Devon
EX22 6LH



Offers Over: £150,000 Freehold



Changing Lifestyles

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Holsworthy, Devon, EX22 6LH

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Overview

Located on the outskirts of the popular Village of Pyworthy is this pretty parcel of pasture land of approximately 12 acres suiting a variety of uses. The land is predominantly level and has natural Devon Hedgerow bordering and backing onto neighbouring mature woodland. A strip of woodland of approximately 1 acre runs along the Southern boundary. Access off the parish road via a 5 bar gate.

Location

Nestling amidst unspoilt countryside, the property lies between Pyworthy and Bridgerule with their traditional village amenities and primary schools. The popular market town of Holsworthy is some 4 miles and offers facilities including a secondary school, heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course, Waitrose supermarket etc. Bude on the North Cornish Coast is around 6 miles. For those longer trips, the A39 may be accessed near Bude and travelling northwards it is not far to Bideford/Barnstaple and the North Devon linkroad with its M5 connection near Tiverton. Alternatively, the A30 may be accessed at Okehampton or Launceston, both of which are about 15 miles distant, and links to the Cathedral Cities of Exeter or Truro.

- APPROXIMATELY 12 ACRES
- PREDOMINANTLY LEVEL LAND
- NATURAL HEDGEROW BORDERS
- MAINS WATER
- 5 BAR GATED ACCESS OFF THE PARISH ROAD
- EDGE OF VILLAGE LOCATION
- APPROXIMATELY 1 ACRE STRIP OF WOODLAND

Directions

From Holsworthy take the North Tamerton road for approximately 1.8 miles, taking the third right hand turning at Thorndon Cross signed Pyworthy & Bridgerule. Proceed along this country road until reaching Bounds Cross where you will see our Bond Oxborough Phillips 'For Sale' notice clearly displayed.

The Land - The land of approximately 12 acres is predominantly flat, running West to east. With an area of woodland of approximately 1 acre running down the Southern Boundary. Natural Devon Hedgerow borders. Access onto the parish road via a metal 5 bar gate.

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.
Services

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

Services - We are informed by the owner that there is mains water, with a water meter in the verge.

What 3 Words - ///superbly.insurers.snips



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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