



Land Adjacent To The Old Rectory  
Pyworthy  
Holsworthy  
Devon  
EX22 6LA



**Asking Price: £45,000 Freehold**



Changing Lifestyles

01409 254 238  
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Land Adjacent To The Old Rectory, Pyworthy, Holsworthy,  
Devon, EX22 6LA



- APPROXIMATELY 3.1 ACRES
- PREDOMINANTLY LEVEL GROUND
- VIEWS OVER TOWARDS DARTMOOR
- EDGE OF VILLAGE LOCATION
- SUITING A VARIETY OF USES SUBJECT TO GAINING THE NECESSARY CONSENTS



## Location

Located on the outskirts of the sought after Devon Village of Pyworthy is this parcel of land of approximately 3.1 acres, being tree lined with stunning views over towards Dartmoor. The land is predominantly flat and is bordered by mature Devon banks and hedgerows, between two Parish lanes with access on the corner via a 5 bar gate. The land would suit a variety of uses subject to gaining the necessary consents.

## 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 whereupon the entrance to the land will be found with a Bond Oxborough Phillips for sale board on the junction signposted Pyworthy. If you reach Bounds Cross you have gone too far.

## Overview

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.



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**The Land** - The land of approximately 3.1 acres is predominantly flat, is accessed via a 5 bar gate on the corner of the junction. . Natural Devon Hedgerow and tree lined borders. Stunning far reaching countryside views over towards Dartmoor.

**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 the selling agent, Bond Oxborough Phillips.

**Services** - There are no mains services connected.

**What 3 Words** - ///tastes.darker.blanks





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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.

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