



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Land Adjacent to Elm Park  
Pancrasweek  
Holsworthy  
Devon  
EX22 7JS

**Asking Price: £130,000 Freehold**



Changing Lifestyles

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# Land At Elm Park, Pancrasweek, Holsworthy, Devon, EX22 7JS



- APPROXIMATELY 8 ACRES
- ARRANGED OVER 3 PADDOCKS
- GOOD ACCESS OF THE A3072 AND PARISH LANE
- MAINS WATER CONNECTED
- FREE STANDING TIMBER STABLES
- LOCATED NEAR THE POPULAR MARKET TOWN OF HOLSWORTHY
- PRETTY PARCEL OF LAND SUITING A VARIETY OF USES



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## Overview

**An opportunity to acquire this parcel of land of approximately 8 acres with good access off the A3072 and the Parish lane. The land comprise 3 enclosed paddocks, bordered by stock proof fencing an mature devon hedging. The land is gently sloping to the East being very pretty and peaceful and would suit a variety of uses. Currently used for equestrian with a field shelter located in the top field.**

## Location

The land lies within the peaceful heart of the Devon countryside on the Devon/Cornwall border. Adjacent to the National Nature Reserve at Dunsdon, of about 240 acres, it is set back from a quiet parish road. The barn enjoys a fine rural aspect with panoramic views encompassing some 30 miles of coastline with Bodmin Moor forming a distant and majestic backdrop. The market town of Holsworthy is approximately 5 miles distant and serves a wide and unspoilt rural community with its good range of national and local shops, together with a Waitrose supermarket, heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course, doctors, dentists, veterinary practises, and livestock market etc. The popular North Cornish coastal resort of Bude is also approximately 5 miles away and nestles between the folds of the picturesque and rugged coastline that supports 2 large sandy beaches noted for their international standard surfing

amenities. There are also varied shopping facilities, several supermarkets, out-of-town shops, extensive choice of fine dining venues, schools, and sporting opportunities including 2 golf courses, surfing, swimming, fishing, bowls, tennis, squash, and numerous opportunities to engage in Country Sports. Tamar Lakes is only 2.5 miles from the property and is renowned as an important Wild Bird Reserve. It is also noted for its watersports opportunities, fishing, or just a pleasant place to walk.

## Directions

From Holsworthy proceed on the A3072 Bude road and after 3 miles turn right signed at Week Stone Cross, proceed along this lane and up the hill for approximately 1/2 mile. The entrance to the land will be found on the right hand side, just after passing the Church.

**The Land** - The top field is located on the corner of the Parish Road with two entrances with 5 bar metal gates. A water trough is located in the top corner. A connecting 5 bar metal gate gives access to the middle field. The lower field is very pretty and tree lined with a free standing timber stables with 2 loose boxes and a tack room.

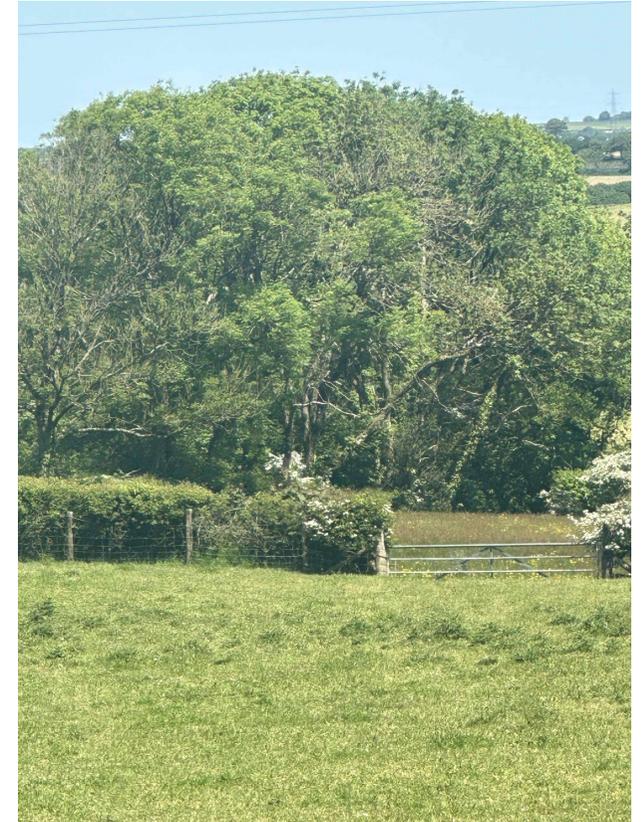
**Boundaries** - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

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

**Services** - Mains water connected.

**Agents Notes** - The Top field is of special archaeological interest.

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



Land At Elm Park, Pancrasweek, Holsworthy, Devon, EX22 7JS



## Land Plan



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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