



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Old School House  
Pyworthy  
Holsworthy  
Devon  
EX22 6ST

**Asking Price: £385,000 Freehold**



*Changing Lifestyles*

01409 254 238

[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



- 3 BEDROOM HOUSE
- 3.1 ACRES LOCATED A SHORT WALK AWAY
- STABLES
- EQUESTRIAN SET UP
- FORMER PRIMARY SCHOOL CONVERSION
- SOUGHT AFTER VILLAGE SETTING
- SUPERBLY PRESENTED THROUGHOUT
- LOW MAINTENANCE WALLED GARDEN
- GARAGE
- FANTASTIC FITTED KITCHEN
- EPC: E
- Council Tax Band: C



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## Overview

A rare and highly appealing opportunity situated in the heart of this sought-after village, just a short distance from the thriving market town of Holsworthy, which offers a comprehensive range of amenities. The property comprises a former primary school, now providing spacious and superbly presented three-bedroom accommodation, complemented by a charming walled courtyard garden. A nearby garage with parking to the front further enhances the offering.

Approximately a five-minute walk from the property lies an exceptional private equestrian yard extending to around 3.1 acres, thoughtfully designed and equipped to a notably high standard. Accessed via a private lane, the yard provides extensive off-road parking suitable for horse trailers and lorries, leading to a secure concrete yard and an impressive range of purpose-built, cedar-clad stabling. This includes two generous 14' x 12' loose boxes, a tack room, general-purpose store, and hay store, all serviced by mains water with automatic drinkers.

The land is arranged into well-maintained, gated paddocks with post-and-rail fencing, several benefiting from quality field shelters. Additional features include a rubber-based winter turnout area and an internal access lane, ensuring year-round practicality. The grounds also incorporate an attractive recreational area with a summerhouse and duck pond, creating a tranquil and versatile setting.

Surrounded by quiet country lanes ideal for hacking and with additional equestrian facilities nearby, this is a rare opportunity to acquire a property offering an outstanding equine setup in a highly desirable location. An internal viewing is strongly recommended. EPC Rating: E.

## Location

The Old School House enjoys a prime location within the heart of the village and is within a level walk of the centre with its Primary School, Popular Inn, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and 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 on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst 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.

**Single Garage** - Up and over vehicle entrance door. Small store to side.

**Services** - Mains electricity, water and drainage. Mains water is connected to the land.

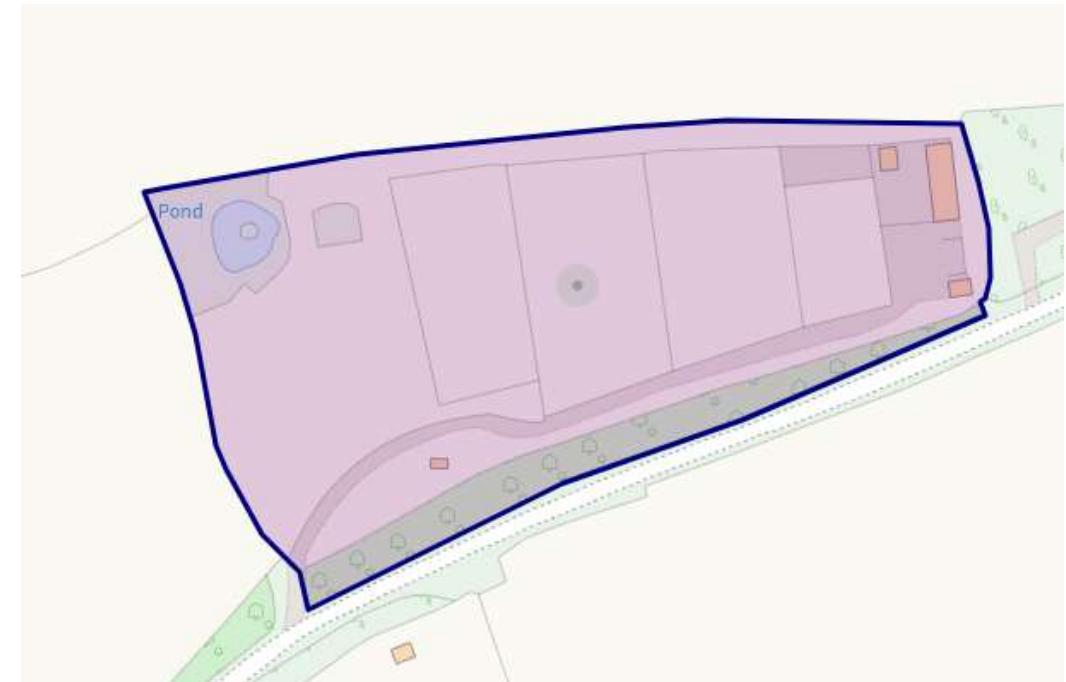
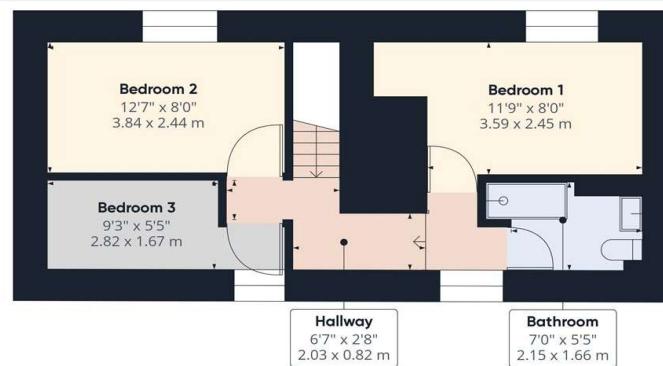
## Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after 0.75 miles at the bottom of the hill on the outskirts of Holsworthy proceed over a small bridge and turn right signed Derriton. Follow this road for about 1.25 miles into Pyworthy, the property will be found in the village centre with a Bond Oxborough Phillips for sale board clearly displayed.





## Floorplan & 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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