



Land Near Venn  
Farm  
Pancrasweek  
Holsworthy  
Devon  
EX22 7JX

**Asking Price: £100,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

## Land Near Venn Farm, Pancrasweek, Holsworthy, Devon, EX22 7JX

- APPROX. 5 ACRES OF LAND
- LOCATED ON THE DEVON/CORNWALL BORDER
- SOUTH FACING FIELD
- SINGLE Paddock
- GOOD ACCESS OF THE A3072 AND PARISH LANE
- PRETTY PARCEL OF LAND SUITING A VARIETY OF USES



**An opportunity to acquire this parcel of land of approximately 5 acres with good access via the A3072 and parish lane. The land comprises 1 enclosed paddock, bordered by mature devon hedging. The land is gently sloping to the south being very pretty and peaceful and would suit a variety of uses. Currently used for grazing land. All viewing appointments to be accompanied by Bond Oxborough Phillips.**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

## Directions Situation

From Holsworthy follow the A3072 towards Bude. Continue on the road for approx. 4.3 miles and take the right hand turn sign posted Kingford (after the large layby). Follow the road for approx. 1 mile and the entrance of the land can be found on the left hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.

## Situation

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.

## The Land - 5 Acres

The field is located on the corner of the Parish Road with one entrance with a 5 bar metal gate. The field is very pretty, tree lined, with mature devon hedging. The land slopes gently to the south.

**The 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 & Rights of Way** - We are informed by the owners that there are no public footpaths across the land.

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



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.