



The Court



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Pyworthy, Holsworthy, EX22 6ST

Holsworthy 2.3 miles - Widemouth Bay 9.0 miles - Bude 9.8 miles

A distinguished detached property nestled in a private position on the edge of the rural village of Pyworthy with over 8 acres.

- No onward chain
- Approximately 8.01 acres in all
- Spacious accommodation throughout
- Garage, store & workshop
- Council Tax Band: E
- Charming detached period residence
- 5 bedrooms
- Generous gardens & countryside views
- Ample off road parking
- Freehold

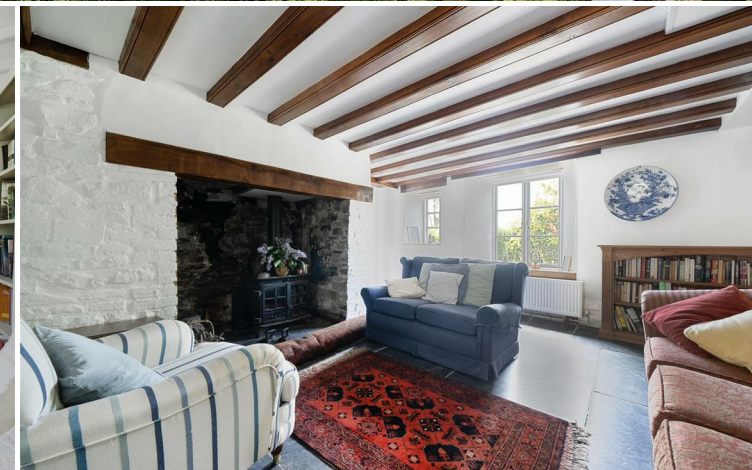
Guide Price £850,000

SITUATION

Nestled in the tranquil village of Pyworthy at the end of a sweeping drive, the property is set on the edge of the popular rural village of Pyworthy with picturesque views over the parish church and adjoining countryside. The market town of Holsworthy is conveniently located just 2.3 miles from the property. Whilst the popular coastal town of Bude is just 9.8 miles away.

DESCRIPTION

This impressive detached period home has been extensively refurbished and extended, offering stylish and spacious accommodation throughout. Believed to be of part cob and stone construction, the property features tastefully updated wooden double-glazed windows.



ACCOMMODATION

The ground floor includes a spacious sitting room and adjoining snug, both rich in character with fireplaces housing wood-burning stoves. The heart of the home is the open-plan kitchen/dining room, perfect for family living and entertaining, featuring a range of units, island, built-in appliances, and access to the garden. A light-filled garden room provides additional reception space with lovely garden views.

Additional ground floor accommodation includes a utility room, two WCs, and a rear porch.

Two staircases lead to the first floor: the main staircase accesses four bedrooms, a bathroom and a shower room. A second staircase leads to a private master suite with vaulted ceiling, built-in storage, bathroom, and garden views.

OUTSIDE

The property is approached via a private driveway leading to ample off-road parking, a useful store housing a back-up generator and a double garage.

The mature gardens envelop the residence, offering a high degree of privacy and a delightful space for outdoor entertaining and relaxation.

In addition, the garden benefits from a productive orchard, wildflower paddock, greenhouse, raised beds and a workshop with power, light and storage above.

Adjoining the garden there is a gently sloping pasture paddock and a further smaller paddock which benefits from planning permission for a detached residence (Planning reference: 1/0289/2025/REM).

In all the property extends to approximately 8.01 acres.

SERVICES

Mains electricity and solar panels. Mains water with an additional private supply as well. Mains drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///hunt.inspected.wisely



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

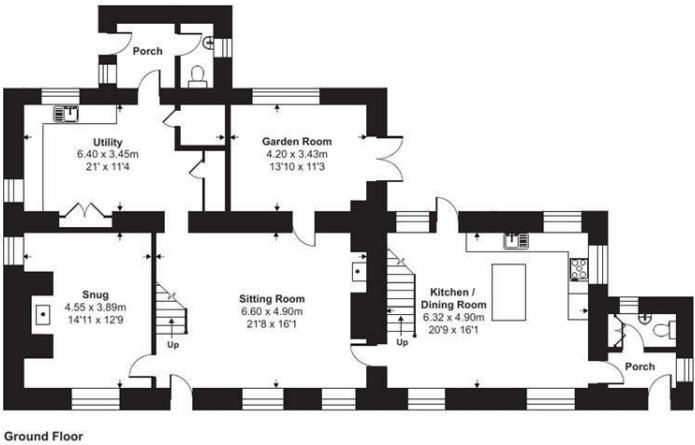
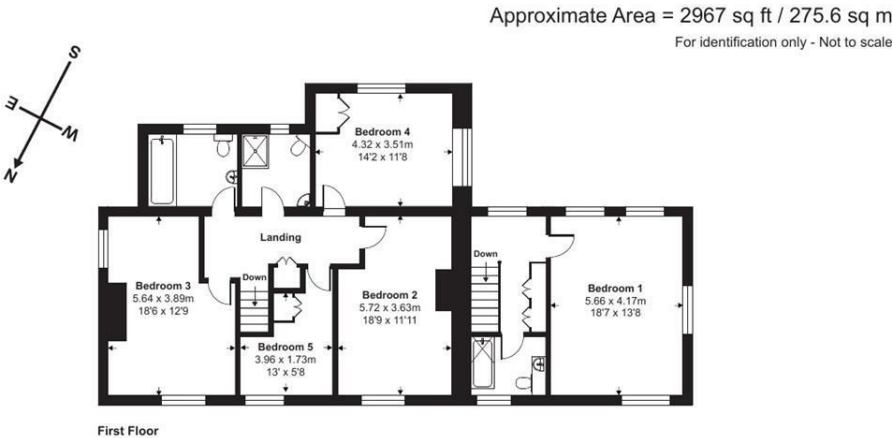


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



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