



The Molesworth, Pyworthy, Devon

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# The Molesworth, Pyworthy, Holsworthy, Devon EX22 6SU

A superb opportunity to acquire a highly individual detached property offering extensive, stylish & flexible accommodation and set in a quiet village location less than 10 miles inland from the wild Cornish coastline.

(In addition the property affords the ability to earn an income on-site from letting accommodation and a small intimate restaurant and bar area).

Holsworthy 2.2 miles, Widemouth Bay 8.9 miles, Launceston 15.5 miles, A30 16.5 miles, Exeter 45 miles

Main accommodation:- Ground floor reception room and stairs to first floor with Sitting room Dining room | Kitchen | Principal bedroom suite Three further en suite bedrooms | Private roof terrace + Ground floor self-contained apartment: Reception/dining room/kitchen Bedroom | Shower room | Private patio Landscaped courtyard garden Ground floor area currently in commercial use:- Open-plan restaurant and bar with commercial kitchen, bar cellar and cloakrooms

## The property

The property features attractive stone elevations with a wealth of character details inside including an original open fireplace, exposed timber beams and flagstone flooring.

The upstairs accommodation has been beautifully refurbished and offers four en suite bedrooms and further benefits include a self-contained apartment, a beautiful, landscaped garden and an outbuilding with planning permission to demolish and build a small, detached house.

The owners currently run a restaurant and bar (open for limited hours only – about 12 - 16 hours a week) which is very well-regarded with numerous 5 star customer reviews.

The property provides an excellent opportunity for the continued part commercial use together with well-appointed on-site accommodation offering significant income potential or, in the alternative, as a large (circa 4,000 sq ft) unique home with large private bar and dining/recreational space.

The main ground floor area, which is currently in commercial use, has a welcoming bar with an impressive brick built open fireplace and a 25ft bar with stone cladding. The restaurant and bar is essentially open plan and can provide up to c.25 covers. There is also a ground floor “cellar” and a large commercial kitchen with stainless steel fittings and appliances.

There is a ground floor self contained apartment, with an open-plan kitchen, dining room and sitting room, a modern fitted kitchen with integrated appliances, one double bedroom and a shower room. French doors lead from the living area onto a private courtyard patio area.

Upstairs, the principal living accommodation, which is accessed via a ground floor reception room and internal stairs, comprises a comfortable sitting room, a kitchen with all the necessary appliances and a dining room with dual French doors opening onto the private south-facing roof terrace.

There are three double bedrooms all with en suite facilities whilst on the second floor there is the principal bedroom suite with a luxury shower room, skylights and a large west facing dormer window providing a wealth of natural light and distant views to the Atlantic coast..

(N.B. The first floor could provide letting accommodation as two of the bedroom suites can be accessed independently via an external staircase with a code controlled side gate.)

















## Outside

At the front of the premises there is off-street parking and access to the detached garage and store which has planning permission granted for the demolition and reconstruction of a small detached dwelling providing an independent development opportunity separate from the main property. (The planning history can be viewed on the Torridge Council planning portal under reference 1/0507/2023/FUL and it is to be noted that this garage/store can be sold off separately from, and is not necessarily tied to, the main building).

At the rear there is a beautiful, landscaped garden with gravel terracing and raised border beds, as well as a covered barbecue area with a wood-fired pizza oven.

## Location

The Molesworth is set in a peaceful village location in Pyworthy, moments from beautiful rolling Devon countryside and two miles from the charming market town of Holsworthy.

Pyworthy has a village hall and a parish church, while Holsworthy provides a variety of shops, restaurants, cafés and supermarkets, alongside other everyday facilities, including a medial practice and primary and secondary schooling. Launceston provides more extensive amenities and a choice of schools. The Devon and Cornwall coast lies just eight miles to the west, providing access to stunning coastal walks including the South West Coast Path, miles of pristine beaches as well as surfing and other water sports. Dartmoor National Park and Bodmin Moor are also within easy reach offering unrivalled opportunities for outdoor pursuits including walking, cycling and riding. By road, the A39 provides access to the pretty towns along the coast, while the A30 offers access towards Exeter and the M5. There are regular direct rail services from Exeter to London Paddington in just over 2 hours. Cornwall Airport Newquay (44 miles away) and Exeter Airport (48 miles distant) offer a good range of domestic and European flights between them.

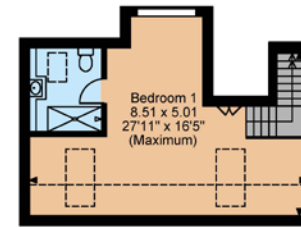
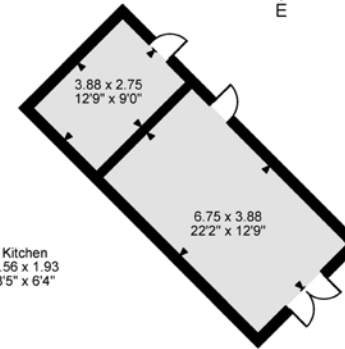
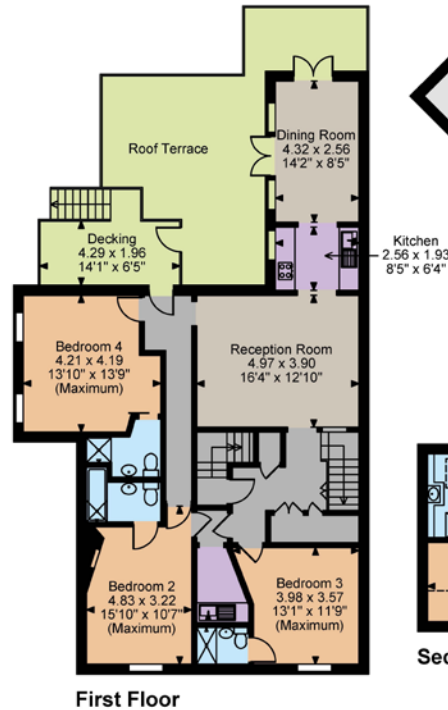
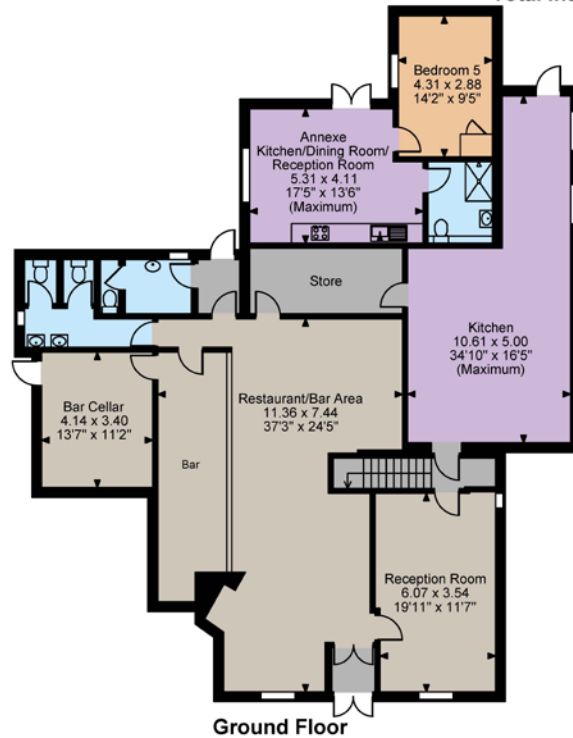
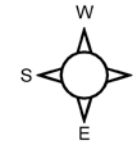








**The Molesworth, Holsworthy, Devon**  
**Main House internal area 4,068 sq ft (378 sq m)**  
**Limited Use Area 97 sq ft (9 sq m)**  
**Outbuilding internal area 398 sq ft (37 sq m)**  
**Total internal area 4,563 sq ft (424 sq m)**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Exeter, take the A30 west for 33 miles, before taking the exit for Broadwoodwidge/Bratton Clovelly/Stowford. Turn right at the junction and then take the next turning on your left. After 3.7 miles, at the junction, turn left and then right, and continue for a further 3.9 miles. Turn left at the crossroads and after a further 1.6 miles, turn right onto the A388. Continue for a further 2.9 miles, then turn left onto Underlane. Go straight ahead at the roundabout, then at the junction, turn left onto Bodmin Street. Turn right onto Derriton Road, then after 1.6 miles, in Pyworthy, turn right and you will find the property on the left.  
 What3Words/// rift.walks.departure brings you to the property

## General

**Local Authority:** Torridge District Council

**Services:** Mains electricity, water and drainage.

**Council Tax:** Currently exempt from business rates

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Planning Reference:** 1/0507/2023/FUL.

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Tenure:** Freehold

**Guide Price:** £550,000

## Exeter

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