



## Rydon Village Molesworth Way, Holsworthy, Devon, EX22 7FD

- Quality and exclusive residential development for the over 55's
- Stylish two and three bedroom homes
- 10 year 'Premier' guarantee
- Garage, off road parking and lawned garden with patio
- Oil fired central heating and uPVC double glazed

Prices From: £229,000

Stanhope House, Fore Street, Holsworthy, Devon, EX22 6DT  
01409 253888 or [holsworthy@kivells.com](mailto:holsworthy@kivells.com)

## SITUATION

Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Set in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling small town and the spectacular Cornish coastline, which is only a short drive away. The historic town itself hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of specialist stores are complemented by a Waitrose supermarket. Holsworthy is a friendly and welcoming town with traditional values, perhaps a touch old fashioned, but none the worse for that. Two 18 hole golf courses, bowling, cricket and football clubs are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. Rydon Village itself offers access to the cycle path network which covers a large section of this part of the world. Fishing will also be available in the lake. The cities of Exeter and Plymouth and the town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

## THE DEVELOPMENT

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned building company, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them.

In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England style architecture, whilst the contemporary interiors have been created under the watchful eye of a highly regarded interior designer; attention to details being the watch word. From the minute you enter

the manicured grounds of Rydon Village to the moment you ease out through the electronic gates in your car, you will experience a sense of security. This feeling is enhanced by the knowledge that each property will be linked to the Central Security Facility, in the unlikely event you will ever need it.

Whilst you are away, your property can be checked on a regular basis, lawns mowed and plants watered thereby creating total peace of mind allowing you to.....simply relax.

## THE SITE

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

## RYDON CLUBHOUSE

In addition to the maintenance of the landscaped 15 acre grounds, green space, conservation area, lake and wooded streamside walks, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits.

Opportunities for relaxing with friends over refreshments in the resident's lounge, or on long summer evenings, on the charming veranda, overlooking the green. A range of catering will be available via clubhouse staff, who will also be happy to arrange for gardening and maintenance services.

Shopping arrangements will be available for every day necessities, whilst fitness and treatment rooms will offer hairdressing and a range of therapies; there will also be facilities for internet access.

## VIEWINGS

Please telephone us on **01409 253888** to make an appointment. We are open from at least 9am to 5pm Monday to Friday and 9am to 4pm Saturdays. **FULL DETAILS OF THIS AND EVERY PROPERTY ARE AVAILABLE ON OUR WEBSITE [www.kivells.com](http://www.kivells.com)**







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