



Glenn Park

Woodacott, Holsworthy, Devon, EX22 7BU

KIVELLS

Glenn Park

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£360,000 Auction Guide Price

For sale by public auction on Wednesday 27th May 2026 at 7.00pm at Lifton Strawberry Fields, Lifton, Devon PL16 0DH

Versatile smallholding with a range of outbuildings

Detached bungalow with a wood burner and Rayburn

Superb rural setting with far-reaching countryside views

Extending to 4.7 acres as a whole

Subject to an Agricultural Occupancy Condition (AOC)

Energy Efficiency Rating: D



Description

This versatile smallholding is set in a picturesque rural location with expansive countryside views, no near neighbours and boasts approximately 4.7 acres of gardens and pastureland.

The generously proportioned, detached bungalow boasts a spacious living/ dining room with views over the land and gardens, a light and airy kitchen, large conservatory and four double bedrooms, including a master with an en-suite bathroom.

Externally the property offers a number of different opportunities with a large outbuilding, currently used as a workshop and machinery store that may have planning permission in the future, subject to the usual planning consents. The gently sloping paddock is stock fenced and is perfectly suited for livestock or equestrian uses. To the front of the property the well-maintained gardens, contain former vegetable gardens, a small orchard, a variety of mature plants and shrubs and a variety of outbuildings such as garages, greenhouses, and agricultural structures.

The property is approached through twin timber gates giving access to the tarmac driveway which provides ample off-road parking. There is a workshop with twin timber doors to the front and pedestrian door to the rear. 'Worcester' oil-fired boiler serving the central heating system. The workshop has power, light and cold water connected. In addition, there are also two detached garages, one with restricted vehicle access (currently used as stores).

The property boasts generous size gardens surround the property and comprise large level lawn to the front with an abundance of trees and shrubs, apple and pear trees along with vegetable plots. The garden continues down one side of the property enjoying lovely countryside views. The rear garden has a paved patio adjoining the conservatory with pedestrian gate providing access to the paddock.

The paddock consists approximately 3.5 acres of gently sloping or level pastureland with good drainage to the hedged boundaries. The paddock would be ideally suited to livestock or equestrian purposes.

To the rear of the site a general purpose agricultural barn measuring 60' x 30' (18.3m x 9.14m) of steel frame construction with mixture of profile sheet cladding and concrete blocks. The barn is currently used as a workshop and store but could equally be used for livestock or has potential to be converted subject to the necessary planning permissions.

Please note that the property is subject to an Agricultural Occupancy Condition and is therefore only suitable for buyers that would comply with the restriction.



Accommodation

ENTRANCE HALLWAY

LIVING / DINING ROOM

Generous sized 'L' shaped living/dining area. Double-glazed window to the front overlooking the garden in addition to a large triple glazed window to the side enjoying countryside views. Log burning stove on a slate hearth, ample space for living room furniture, fitted carpets, ceiling light and door to the entrance hallway. Oil-fired Rayburn serving the hot water system with tiled splash backing and base level units with work surface over to the right hand-side. Space for 8-seater dining table with ceiling light over, continuation of fitted carpets, recessed spotlights and opening to:

KITCHEN

A range of base level units with tiled work surface over incorporating stainless steel sink/drainage unit and four ring gas hob with electric oven below. UPVC double glazed picture window to the side and further UPVC double-glazed where spectacular countryside views can be enjoyed. Space for freestanding fridge/freezer, radiator, recessed built-in shelving, laminate flooring,

REAR HALLWAY

Leading to Conservatory with glazed door to:

UTILITY ROOM

Side aspect double glazed window in addition to double glazed internal window to conservatory. Fitted eye and base level units with work surface over. Space and plumbing for washing machine and tumble dryer.

CONSERVATORY

Double glazed to two sides with double glazed French windows providing access to the garden patio and gardens. Tinted polycarbonate roof.

MASTER BEDROOM

Rear aspect double glazed internal window overlooking the Conservatory and through to the paddock. Radiator, television point and coving. Door to:

EN-SUITE

Shower cubicle housing electric shower, low level flush WC and vanity unit with inset wash hand basin and storage below. Rear aspect double glazed window. Large storage cupboard with radiator, fitted shelving and hanging storage.

BEDROOM TWO

Front aspect double glazed window. Radiator, coving and television point.

BEDROOM THREE

Front aspect double glazed window. Radiator, coving and door to:

BEDROOM FOUR

Front aspect double glazed window. Built-in triple wardrobe, radiator and coving.

BATHROOM

White suite comprising panel enclosed bath, low level flush WC and vanity unit with inset wash hand basin and storage below. Internal opaque window.



Auction Details

Auction Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th May 2026 at 7.00pm

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or direct card.

Please note, if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding. This can be obtained from the Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Emma Pearce of Coodes Solicitors.

Auction Payment

At the fall of the gavel the contact is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

The deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Torridge District Council.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them,

the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract.

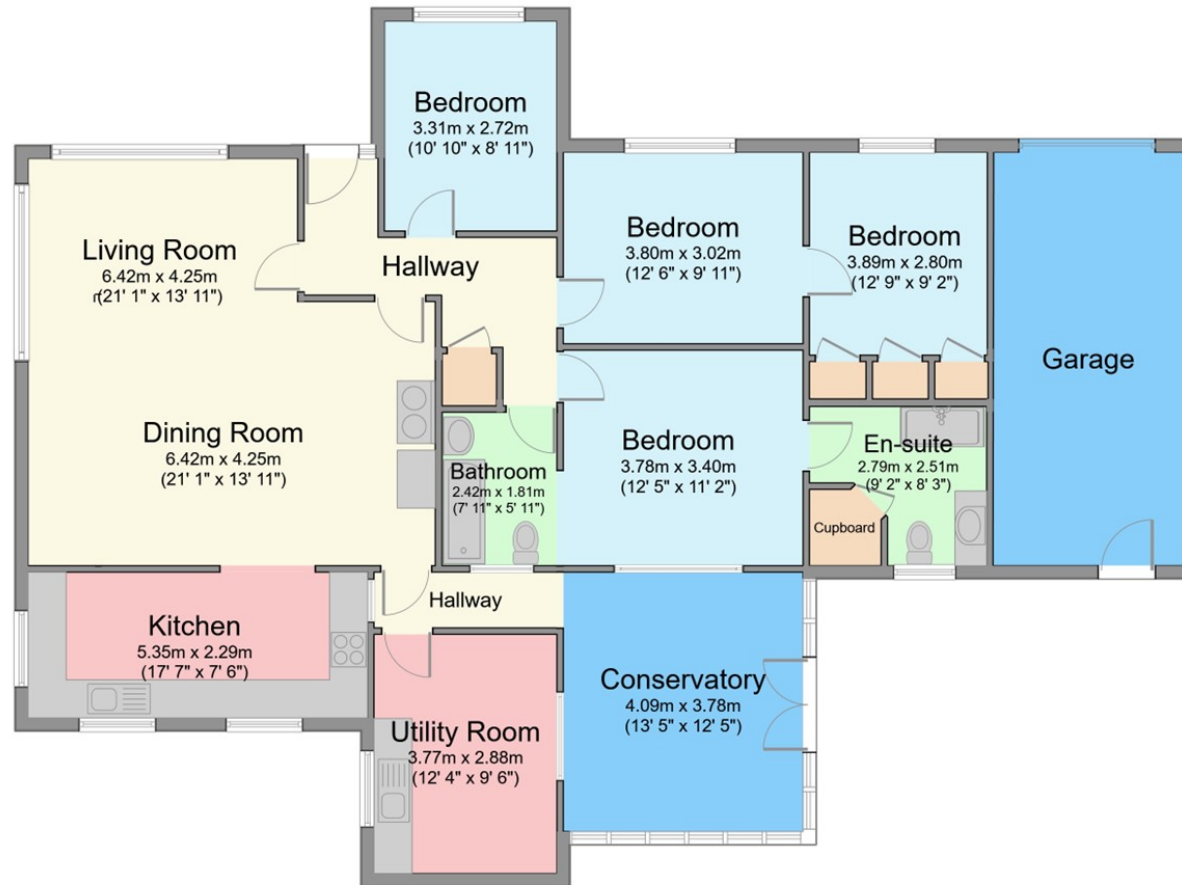
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The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Woodacott, Holsworthy, EX22

Total floor area 167.1 sq.m. (1,799 sq.ft.) approx



Ground Floor

Floor area 167.1 sq.m. (1,799 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

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Services

Mains water and electric . Private drainage

Tenure

Freehold

 EE Rating - D

 Council Tax Band - D

 Directions

What3Words – online.haystack.curls

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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Agents Notes

The property is subject to an Agricultural Occupancy Condition as follows:

“The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture as defined by Section 221 of the Town and Country Planning Act 1962, and the dependants of such persons as aforesaid.”





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