



# Baytree Cottage

South Wonford, Thornbury, Holsworthy, EX22 7DR

KIVELLS

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## *Baytree Cottage*

South Wonford, Thornbury, Holsworthy, EX22 7DR

£100,000 Auction Guide Price

For Sale by Public Auction on Wednesday 24th  
June 2026 at Lifton Strawberry Fields, Lifton,  
Devon, PL16 0DH at 7pm

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Two-bedroom Cottage with character features  
throughout

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Located in a quiet rural hamlet yet close to  
amenities

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Private, south-facing garden

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Fantastic opportunity to renovate and add  
value

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EPC Rating: E

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## Description

For Sale by Public Auction on Wednesday 24th June 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm.

Located within the rural hamlet of South Wonford, this charming property presents an excellent opportunity for buyers seeking a renovation project with considerable potential to enhance and add value.

The accommodation briefly comprises a kitchen, living room, two bedrooms and a bathroom. Externally, the property benefits from a delightful south-facing garden enjoying a sunny aspect, together with two sheds and a greenhouse.

## Situation

South Wonford is situated on the edge of the village of Thornbury, surrounded by rolling Devon countryside whilst remaining conveniently accessible to nearby towns and amenities. The village itself offers a parish church and an active local community, with further everyday facilities available in the nearby market town of Holsworthy, approximately 4 miles away.

Holsworthy provides a comprehensive range of social, commercial and retail facilities, together with primary and secondary schooling, a Waitrose supermarket and leisure amenities. The regional centre of Exeter lies approximately 45 miles to the east, offering access to the M5 motorway, mainline rail links and an international airport.

The dramatic North Devon and Cornwall coastline is also within easy reach, with the popular coastal resort of Bude approximately 16 miles away, famed for its sandy beaches, surfing and scenic coastal walks.

## Accommodation

### ENTRANCE

Entrance via a door leading into:

### LIVING ROOM

A well-proportioned reception room offering space for a range of furniture, featuring a central exposed stone fireplace with clome oven and log burner (currently not in working order). Character features continue throughout with exposed ceiling beams, a window seat and fitted carpet. Window to the front elevation overlooking the garden.

### HALLWAY

Fitted carpet and storage cupboard housing the hot water cylinder. Door leading to:

### BATHROOM

Comprising a three-piece suite including a WC, wash hand basin with tiled splashback and bath with electric shower over and tiled surround. Obscure glazed window to the front elevation, laminate flooring and radiator.

### KITCHEN

Fitted with a range of eye and base-level units with work surface over incorporating a stainless steel sink and drainer with mixer tap. Windows to the rear elevation. Space and plumbing for a washing machine together with space for an undercounter fridge/freezer and a small dining table. Character features include exposed stone walls and ceiling beams. Electric storage heater and access to the loft hatch.

Stairs rise to the first floor:

### LANDING

Fitted carpet and electric storage heater. Doors leading to:

### BEDROOM ONE

A double bedroom featuring exposed stonework and an attractive feature fireplace with a fitted wardrobe to one side. Offering space for a range of bedroom furniture. Fitted carpet, radiator and access to the loft hatch. Window to the front elevation.

### BEDROOM TWO

A versatile second bedroom with exposed ceiling beams, laminate flooring and radiator. Window to the front elevation.

### OUTSIDE

To the front of the property is an enclosed south-facing garden, chiefly laid to lawn. The garden also benefits from a greenhouse and two timber sheds.

### GARAGE

Up and over garage door.



## Auction Details

### Auction Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June 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

Peter & Peter Wright, Holsworthy.

### 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

Torrige 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.

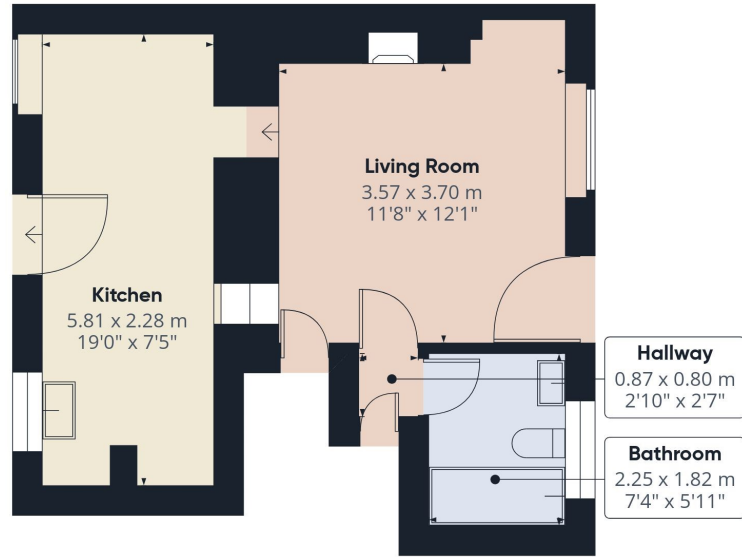
The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

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.

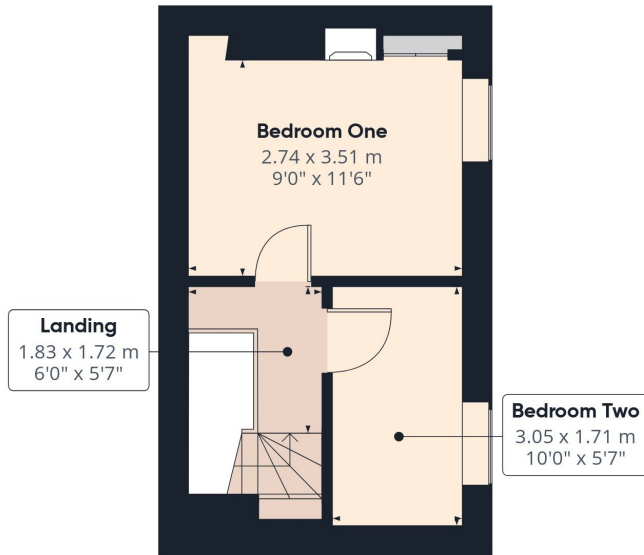
The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
51.2 m<sup>2</sup>  
551 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Services

Mains electricity and water. Shared private drainage.

## Tenure

Freehold



EE Rating - E



Council Tax Band - B



Directions

What3Words - ///straw.overhaul.lifetimes



Virtual Tour

Available upon request.

## Agent's Notes

Property is sold as seen.

## Auction Date and Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June 2026 at 7.00pm.

## 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](http://www.kivells.com).

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Kivells, Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA

📞 01409 253888

✉ [holsworthy@kivells.com](mailto:holsworthy@kivells.com)

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