



The Old Forge

Venn Green, Milton Damerel, Holsworthy, Devon, EX22 7NP



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Venn Green, Milton Damerel, Holsworthy, EX22 7NP

£100,000 Auction Guide Price

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

Detached two-bedroom bungalow near
popular market town of Holsworthy

Excellent renovation project with scope to
add value

Full refurbishment required

EPC—TBC



For sale by Public Auction on Wednesday 27th May 2026 at 7:00pm, Lifton Strawberry Field, Lifton, Devon, PL16 0DH.

A rare and exciting opportunity to acquire a detached two-bedroom bungalow in Venn Green, offering significant scope for refurbishment or redevelopment (subject to any necessary consents).

The property occupies a roadside position and comprises two bedrooms, a generous reception room with attractive stone fireplace, kitchen, bathroom and separate WC.

Externally there is a former veranda, detached garage and a good-sized garden with road access. The property and grounds require complete renovation throughout.

Situated in the rural hamlet of Venn Green just outside Milton Damerel and within easy reach of a range of local amenities. Nearby attractions include an award-winning farm shop, the popular Woodford Bridge Country Club with its public bar, restaurant and health club facilities (subject to membership), as well as the well-regarded Shebbear College.

The market town of Holsworthy is approximately five miles away, offering a comprehensive range of shopping, hospitality and schooling facilities, a leisure centre, and an 18-hole golf course.

The popular North Cornwall coastal resort of Bude lies around 15 miles to the west, while the larger port town of Bideford is approximately 12 miles to the north, providing further shopping, dining, and recreational options.



Accommodation

Timber door leading into:

ENTRANCE HALL

Doors to:

KITCHEN AREA

Timber glazed window and door to the rear aspect, remainder of base units housing stainless steel sink, stove cooker. Door to reception room.

WC

Timber glazed window to the side aspect, WC, wall hung handwash basin.

BATHROOM

Timber glazed window to the side aspect. Panel enclosed bath and pedestal handwash basin.

DINING AREA

Timber glazed double doors to the rear. Space for dining table. Openings to:

LIVING ROOM

Reception room with timber glazed windows to the front and rear aspect, attractive stone fireplace housing log burning stove (not been tested). Doors to:

BEDROOM

Double bedroom with timber glazed windows to the front and side aspect, wardrobe.

BEDROOM

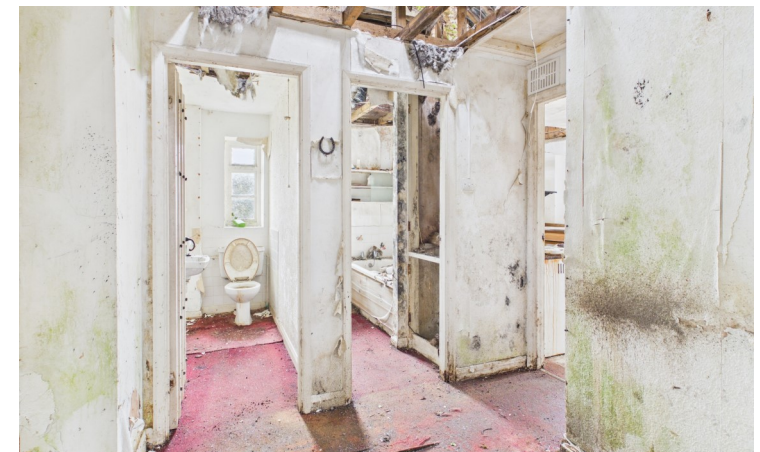
Double bedroom with timber glazed windows to the front and side aspect, wardrobe.

OUTSIDE

To the rear there is a veranda which requires refurbishment overlooking the rear garden. The garden is overgrown but is of a good size and has road access. To one side of the garden is a former garage which could offer covered parking and storage in the future.

AGENTS NOTE

Please note, Japanese Knotweed has been noted at the property as of 19.05.2026 but not verified professionally. Buyers are deemed to rely on their own inspection and enquiries. A specialist inspection has not yet been undertaken.



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

Mr Mark Bailey of Peter Peter and Wright 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

West Devon

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





Services

Mains electricity and water. Private drainage.

Tenure

Freehold



EE Rating - Tbc



Council Tax Band - C



Directions

What3Words - ///barbarian.lifted.consumed



Virtual Tour

<https://tour.giraffe360.com/theoldforgevenngreen>

Agents Notes

Please note that the property requires substantial renovation throughout and is being sold as seen.

Auction Date and Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th May 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.

Disclaimer

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