



NANCEKIVELL&CO



Pensford, Hollocombe, Devon, EX18 7QH

GUIDE PRICE £825,000

A RURAL IDYLL TUCKED WITHIN A TRANQUIL WOODED VALLEY BETWEEN DARTMOOR AND EXMOOR, PENSFORD IS AN ENCHANTING COUNTRY RETREAT EMBRACED BY FORMAL GARDENS AND AMENITY LAND OF AROUND 2.6 ACRES OF GENTLY UNFOLDING DEVON COUNTRYSIDE.

- Detached and Extended
- 2.6 Acres approx Gardens & Grounds
- 4 Bay Stable Block
- Two ensuites & Family Bathroom
- Ample Parking
- self contained home office/ studio
- More land (9.3 Acres) available
- Peaceful Location



Description

Believed to date back to the 1700s, the main residence has been thoughtfully extended at each end and updated to create a generous five-bedroom home, rich in atmosphere and practical appeal. A welcoming boot room leads into a flowing ground floor with statement live-in/eat in kitchen, complete with Neff appliances, oak topped breakfast bar and bi-fold doors opening onto the garden. A characterful sitting room features an inglenook fireplace, while the family room opens to the terrace, again with bi-folding doors. Upstairs are five double bedrooms (two en suite), a luxurious family bathroom and a walk-in wardrobe to the principal suite.

Outside

The property unfolds gracefully from landscaped gardens with manicured lawns, ornamental trees, and a timber-clad above-ground swimming pool. Additional outbuildings include a spacious self contained home office/studio with potential letting income, a workshop, and a static caravan, offering flexible space for work, leisure or guests. For equestrian buyers, the facilities are superb with a thoughtfully designed stable yard with four timber stables, tack room and hay store-with an adjoining manageable winter paddock. As it stands, Pensford enjoys an idyllic balance of home, gardens and amenity land, perfectly scaled for a relaxed country lifestyle. For those seeking a little more, there is the rare opportunity to extend this rural haven by acquiring additional adjoining land by separate negotiation, further enhancing privacy, extended grazing and an even wider sense of unbroken landscape

Location

Despite its beautifully secluded setting, Pensford lies just outside the vibrant village of Chulmleigh with a thriving community, well-regarded schools, shops, GP surgery, and pubs. Nearby Winkleigh offers further day-to-day amenities. For nature lovers, the surrounding countryside is a rich tapestry of wooded valleys, open pasture and wildlife. The rugged beauty of Dartmoor and Exmoor are each within easy reach, as are North Devon's spectacular beaches. Pensford is surprisingly well-connected for such a peaceful spot. The A377 offers access to South Molton, Barnstaple, Crediton and Exeter, while the A361 and M5 are easily reached from Tiverton. Local rail stations at Eggesford and Kings Nympton (Tarka Line) connect to Exeter and beyond, with mainline services from Tiverton Parkway. Highly regarded schooling is available at Chulmleigh Academy and Winkleigh Primary, with further options in Barnstaple, Exeter and West Buckland. The whole area enjoys excellent riding, fishing, golf and walking opportunities in all directions.

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>



SERVICES

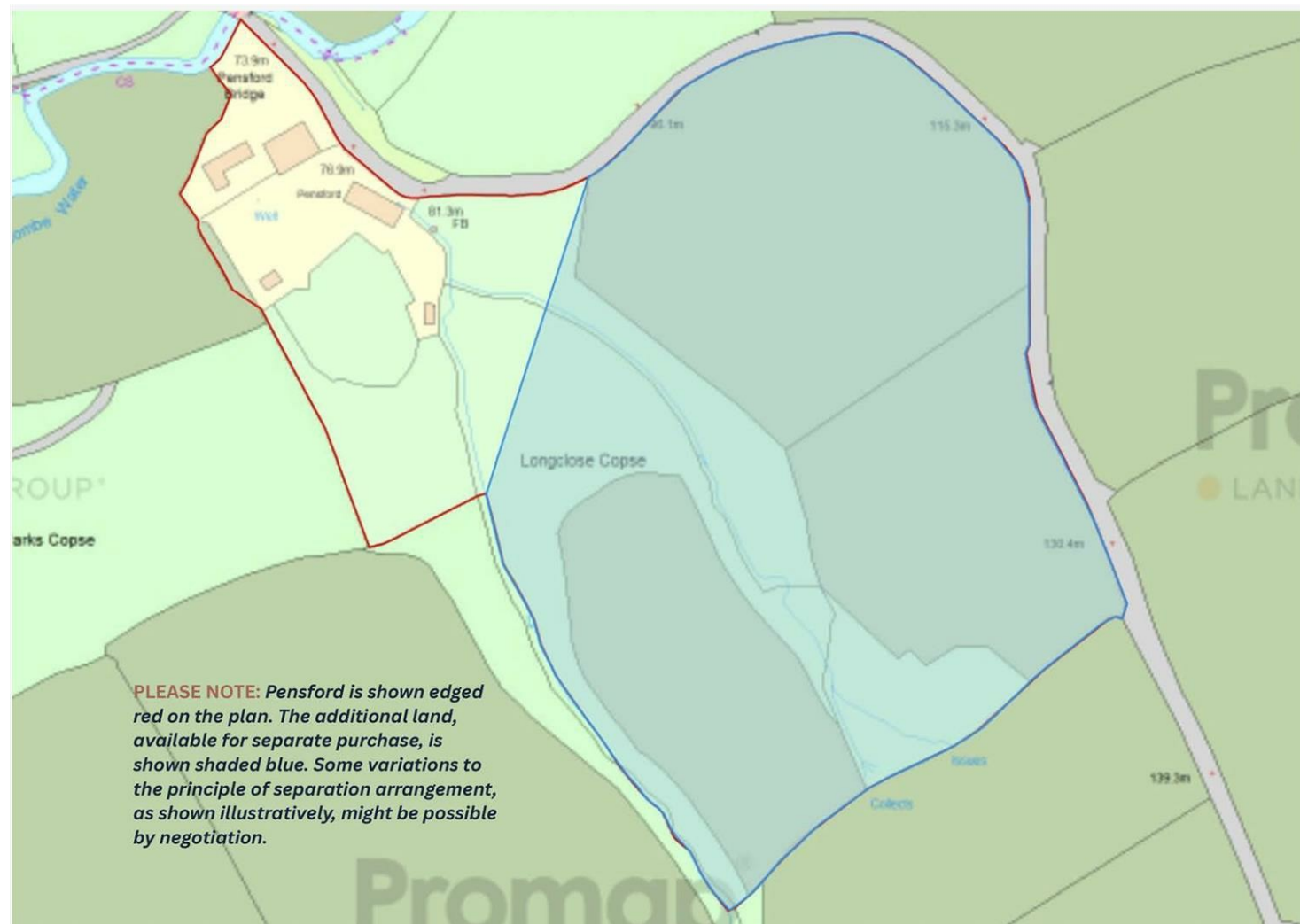
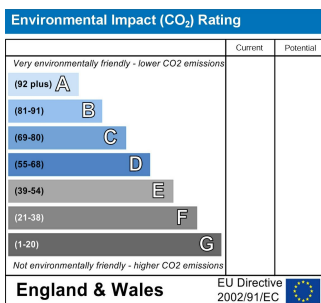
Mains electricity, private water supply, septic tank drainage.

DIRECTIONS

What3Words: ///superbly.charts.learning







These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.