



Pensford

Hollocombe | Chulmleigh | North Devon | EX18 7QH



BY DESIGN

Key Features

- Detached & Extended
- Five Bedrooms
- Two En-Suites & Family Bathroom
- The Whole Around 12 Acres
- Formal Gardens and Two Fields
- 4-Bay Stable Block & Yard
- Garden Room Studio & Workshop
- Ample Parking & Horse Box Access
- Beautifully Presented
- Refurbished
- Peaceful Location
- Council Tax Band: F | EPC: C



About

A Rural Idyll for Rider and Dreamer Alike

Tucked into a peaceful wooded valley between Dartmoor and Exmoor, Pensford is an enchanting equestrian smallholding offering just under 12 acres of captivating Devon countryside.

A place where ponies graze, owls call at dusk and streams feed wild ponds through ancient woodland.

At its heart, a handsome period home, refurbished with care and character, anchors a landscape that invites freedom, stillness and the rhythm of country life.

This is not just a home, it is a way of living.





Property 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 breakfast bar and bi-fold doors to 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.

Timeless materials, natural light and quality fittings flow throughout.



Outside

The property unfolds gently from landscaped gardens with manicured lawns, ornamental trees, and an above ground timber-clad swimming pool into open pasture, woodland and wildlife ponds.

For equestrian buyers, the facilities are excellent: a well-planned stable yard with four timber stables, tack room, hay store and muck bays, plus fenced paddocks with direct road access.

A summerhouse overlooks the largest wildlife pond; woodland tracks and pasture offer space for riding, walking or simply enjoying the ever-changing landscape.

Additional outbuildings include a large barn, workshop, studio and static caravan.







DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included.
2. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
3. These particulars have been prepared in good faith as a general guide.
4. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
5. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

NOTES & SERVICES

- EPC Rating: C
- Tenure: Freehold
- Council Tax Band: F
- Broadband: ADSL D 7 Mbit/s U 1 Mbit/s
- Local Authority: Torridge District Council
- Services: Mains Water, Private Drainage, Gas & Electricity
- Viewing strictly by appointment
- What3Words: [///superbly.charts.learning](https://www.what3words.com/superbly.charts.learning)

Floorplan









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