



Pensford

Hollocombe | Chulmleigh | North Devon | EX18 7QH



BY DESIGN

Key Features

- Detached & Extended
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Around 2.6 acres of Formal Gardens and Amenity Land
- Around 9.3 Acres of Adjoining Land is Available By Separate Negotiation.
- 4-Bay Stable Block & Yard
- Self Contained Home Office/Studio with Letting Potential plus Workshop
- Ample Parking & Horse Box Access
- Beautifully Presented
- Refurbished with High Specifications
- Peaceful Location
- Council Tax Band: F | EPC: C



About

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.

For those seeking a little more, an additional 9 acres or so of adjoining pasture and amenity land is available by separate negotiation. A rare opportunity to extend your rural haven either for the equestrian buyer seeking further paddocks or those simply requiring additional land.

Here, owls stir at dusk and streams weave through wild ponds and woodland. At its heart, a graceful period home, restored and extended with soul, rooted in stillness.

Pensford is more than a home; it is a way of life.





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 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.

Timeless materials, natural light and quality fittings flow throughout.



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 and an even wider sense of unbroken landscape.







DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.

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.

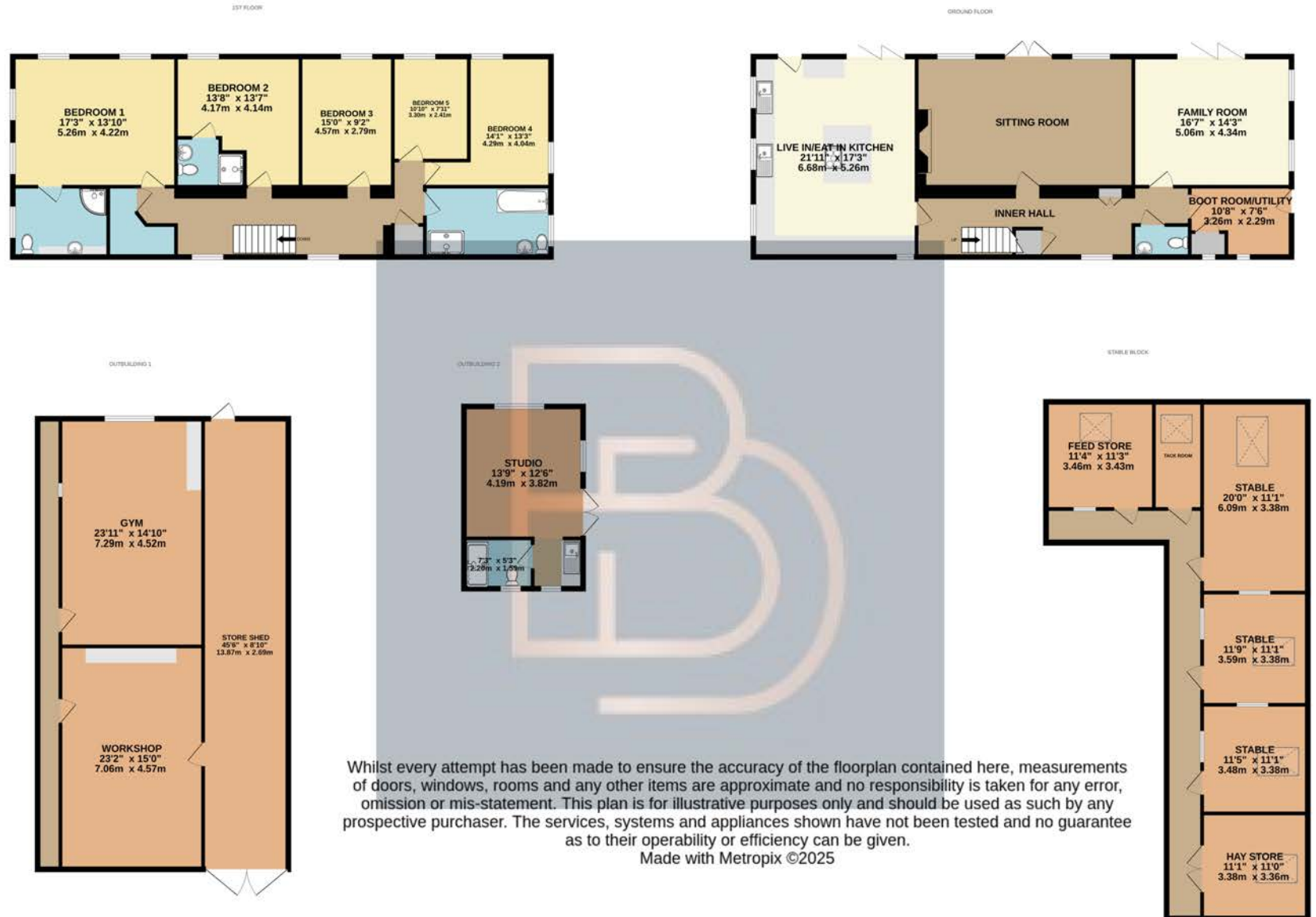
The whole area enjoys excellent riding, fishing, golf and walking opportunities in all directions.

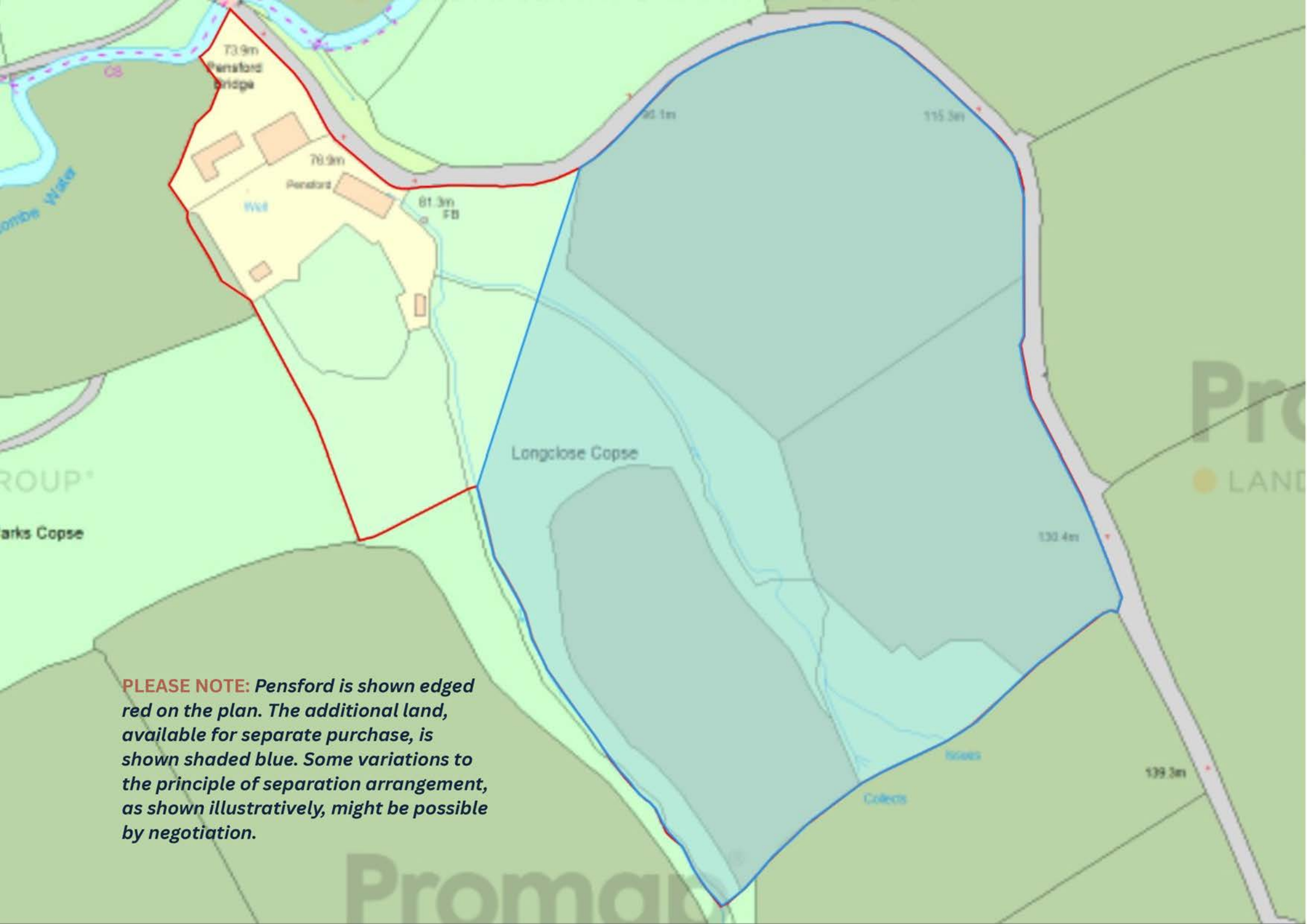
AGENTS NOTES & SERVICES

- 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
- Additional Land for purchase shaded blue on overall plan
- **BACK PAGE OF BROCHURE SHOWS THE ADDITIONAL LAND**



Floorplan





PLEASE NOTE: Pensford is shown edged red on the plan. The additional land, available for separate purchase, is shown shaded blue. Some variations to the principle of separation arrangement, as shown illustratively, might be possible by negotiation.



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