



Birchwood

Exbourne, Okehampton, Devon EX20 3QX

KIVELLS

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Guide Price £175,000 - £195,000

For sale by public auction at Lifton Strawberry Fields

Lifton, Devon PL16 0DH

on

Wednesday 7th October at 7.00pm

A rare opportunity to restore a charming cottage set within
approximately 2.13 acres of attractive gardens and grounds
with adaptable buildings



Situation

Birchwood enjoys a peaceful rural position just outside the popular village of Exbourne, accessed from a quiet country lane amidst the rolling West Devon countryside. Exbourne offers a range of everyday amenities including a village shop, public house, primary school and parish church, whilst the nearby market town of Okehampton provides an extensive range of shopping, educational and leisure facilities together with convenient access to the A30 dual carriageway.



The small town of North Tawton is also within easy reach, with the spectacular landscapes of Dartmoor National Park and the North Devon coastline both readily accessible.

Description

Birchwood comprises a traditional detached property of rendered elevations beneath a slate roof, complemented by a range of former stables, outbuildings and adjoining land.

The non listed property offers an excellent opportunity for renovation and modernisation, while the adjoining paddock and ancillary buildings provide considerable scope for small-scale agriculture, equestrian pursuits or amenity use. In all, the property extends to approximately 2.13 acres.

The cottage offers well-proportioned accommodation comprising two reception rooms, a kitchen, rear utility room and ground floor bathroom. On the first floor, there are two double bedrooms and a single bedroom, all enjoying an outlook over the private garden.

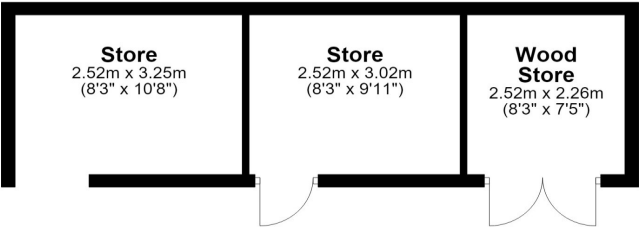
The property would now benefit from a programme of renovation and modernisation throughout, providing purchasers with an excellent opportunity to refurbish the property to suit their own individual requirements.



Floor Plan

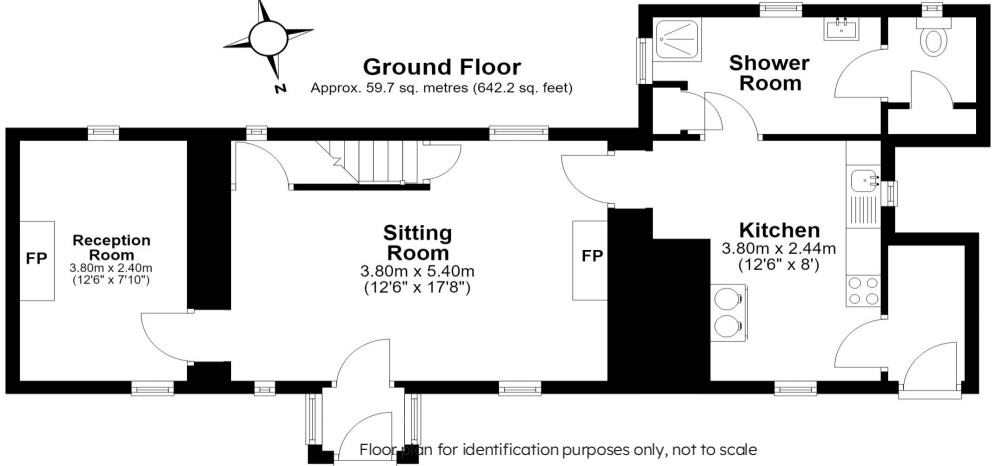
Outbuildings

Approx. 22.0 sq. metres (236.8 sq. feet)



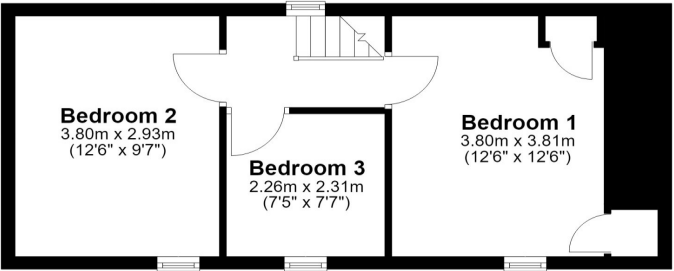
Ground Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 117.1 sq. metres (1260.5 sq. feet)

The Buildings

The property is complemented by a range of traditional outbuildings, some adjoining the farmhouse and formerly used for stabling and general-purpose storage. A further two agricultural buildings are situated within the paddock to the east and, although unused for a number of years, offer potential for refurbishment or alternative use, subject to the necessary consents.

The Land

The adjoining land is predominantly laid to pasture and used for the grazing of livestock. The land is bordered by mature hedge banks and is accessed via the garden. In all, the property extends to approximately 2.13 acres.



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.





Auction Details

Venue & Date - The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DE on 7th October 2026 at 7pm. Buyers are advised to attend by 6.30pm to register.

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 or contact 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 including VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains 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 Kivells website and is free to download. Any fees that are owed in addition to the buyers administration fee will be included within the legal pack.

Vendors Solicitors - Peter, Peter & Wright Solicitors.
Tel - 01837 52379.

Auction Payment - At the fall of the gavel the contract 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. This 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.

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.

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.

Completion - Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

Easements, Wayleaves and 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.

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.

Boundaries - Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining 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 agents whose decision acting as the experts shall be final.

Important Information

Method of sale The property will be offered for sale by private treaty.

Tenure Freehold with vacant possession upon completion.

Services Mains water connection. Oil fired central heating, via a rayburn. Single phase electricity. Private drainage via a septic tank.

Local Authority: West Devon Borough Council.



EE Rating - F



Council Tax Band - D



Directions - What3Words - [///bespoke.solar.thinnest](https://www.what3words.com/#!/~//bespoke.solar.thinnest)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

Viewings strictly by appointment only

Please ring **01392 252262** 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.

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