



Symonds
& Sampson

Sunset Farm

Huntshaw, Torrington, Devon

Sunset Farm

Huntshaw
Torrington
Devon EX38 7HE

Attractive block of pastureland with agricultural storage shed in a charming rural location with opportunity for potential future development subject to required planning consents.



3.51 acre(s)

- Useful agricultural machinery store and hardstanding
 - Set in approximately 3.51 acres (1.42 hectares)
 - Ring fenced gently sloping pastureland
 - Good access and road frontage
 - Far reaching unspoilt views
- Further development potential - subject to planning consents

Offers In Excess Of **£85,000**

Freehold

Tiverton Agricultural
01884 218911
tiverton@symondsandsampson.co.uk



DESCRIPTION

Sunset Farm is nestled in the tranquil countryside of Huntshaw, Torrington, situated just outside the rural hamlet of Huntshaw Water. The property is south facing and benefits from direct highways access with hardstanding for easy year round access. It features a well constructed agricultural storage shed with concrete base, timber cladding and flat roof, ideal for various farming activities or storage needs and with potential for further development, subject to the required planning consents. Internally it is split into a workshop space and storage area with double doors opening onto the hardstanding area. The adjoining grassland is accessed by a galvanised field gate and is in one parcel bounded by stock proof fencing providing ample space for agricultural or equestrian pursuits or simply enjoying the serene landscape.

PLANNING

Agricultural machinery store planning ref 1/0496/2023/FUL. Please note that the third bay is not yet completed. For more information please ask the agent.

SERVICES

Mains water
Mains electricity not connected but supply is available nearby

TENURE

Freehold with vacant possession upon completion

RIGHTS OF WAY

There are no Public Rights of Way crossing the property

DESIGNATIONS

The property is located within the North Devon Biosphere Reserve. We are not aware of any other statutory designations.

LOCAL AUTHORITY

Torrington District Council
Bideford
01237 428700



DIRECTIONS

What3words:///resemble.fast.snowstorm

From Huntshaw Water, follow the road around to the right passing Guscott Lane. Continue up the hill for 200m and then the entrance gates will be on your right.

VIEWING

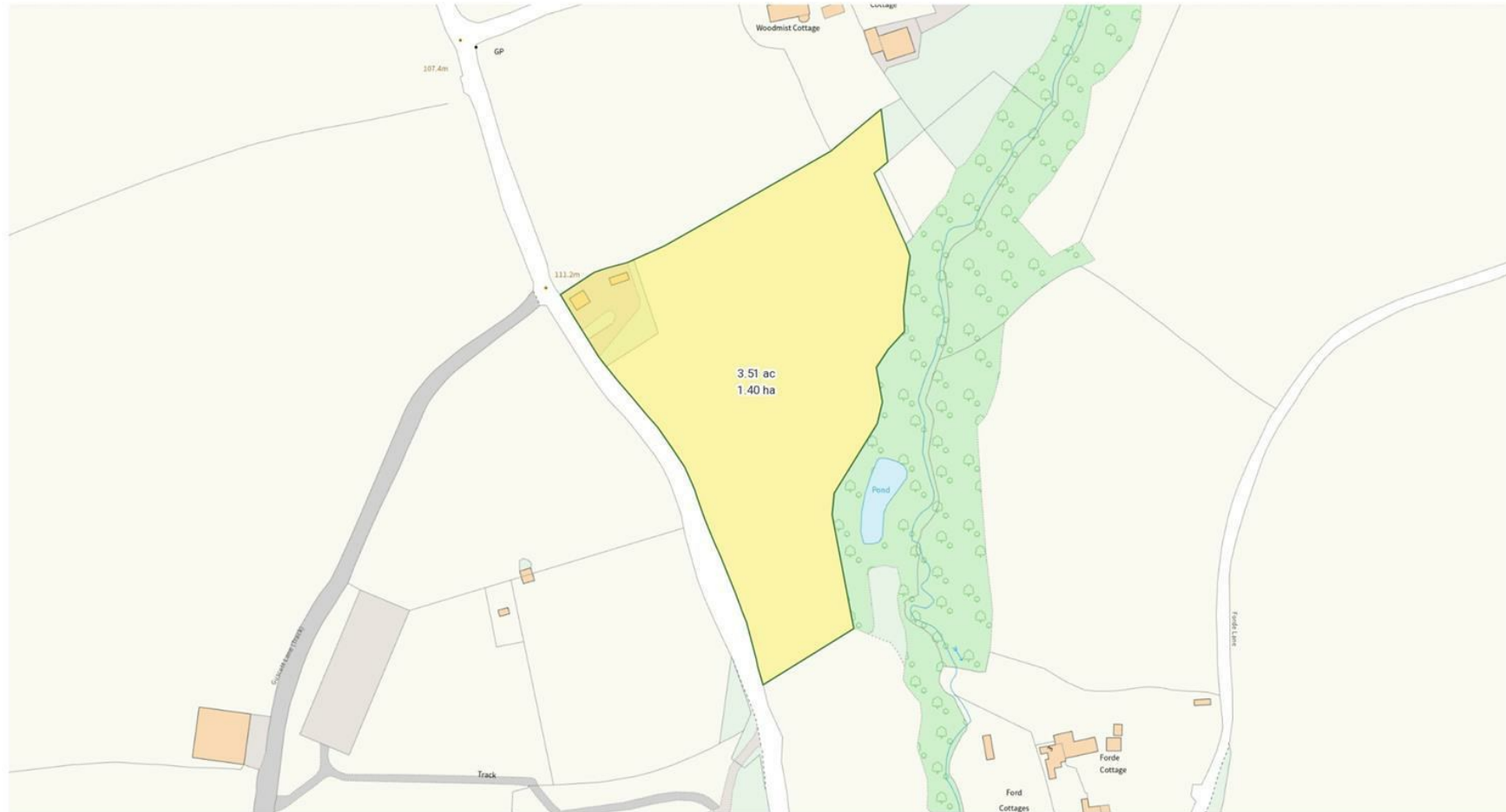
Viewing strictly by appointment only with the sole agents Symonds & Sampson. Call the Tiverton Office on 01884 218911

AGENTS NOTES

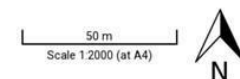
Please note, the wood burning stove and shipping container shown in the photographs have been removed from site and are not included within the sale.
Photographs taken October 2025.



Sunset Farm, Huntshaw



Produced on Land App, Oct 8, 2025.
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SV/Tiv/010726



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representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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