



Great Knowle Farmhouse, Pyworthy, Holsworthy, EX22 6JY

For sale by Public Auction ~ 2nd September 2026

KIVELLS





Great Knowle Farmhouse

Pyworthy, Holsworthy, EX22 6JY

For sale by Public Auction on Wednesday 2nd September 2026,
7pm at Lifton Strawberry Fields, Lifton, Devon PL16 0DH

A fantastic opportunity to acquire a four-bedroom farmhouse requiring complete renovation and modernisation, set within just under 11 acres.

Auction Guide Price £200,000

Location

Great Knowle Farmhouse enjoys a rural yet accessible position not far from the sought-after village of Pyworthy. The thriving market town of Holsworthy lies just 2 miles away, offering an excellent range of amenities including a Waitrose supermarket, independent shops, cafés, leisure facilities, a swimming pool, gym and golf club. The spectacular North Cornish coastline is approximately 9 miles away, renowned for its sandy surfing beaches, dramatic scenery, and coastal walks. Okehampton, the Gateway to Dartmoor, is around 20 miles distant and provides direct access to the A30, with the Cathedral City of Exeter approximately 40 miles away, offering mainline rail services, motorway links and an international airport.

Directions

Postcode = EX22 6JY What3words = ///grove.pleaser.goods.

Viewings

By appointment only. Please call Kivells Farms & Land Department.
Phone: 01409 259547 or Email: farms@kivells.com.

Description

A rare and exciting opportunity to acquire a detached four-bedroom farmhouse occupying a delightful rural setting within just under 11 acres of land. Requiring complete renovation and modernisation, the property offers exceptional potential to create a stunning family home.

The farmhouse is approached directly from the adjoining parish road via a parking area to the front of the property. From here a pathway leads through the enclosed front garden to two front entrance porches. The accommodation briefly comprises;

Ground Floor

ROOM 1/UTILITY

ROOM 2/WORKSHOP

ROOM 3

KITCHEN - Range of fitted units with 'Stanleyford' range cooker.

BATHROOM - Bath, WC and wash basin.

DINING ROOM

SITTING ROOM - Fireplace with stone surround. Open staircase.

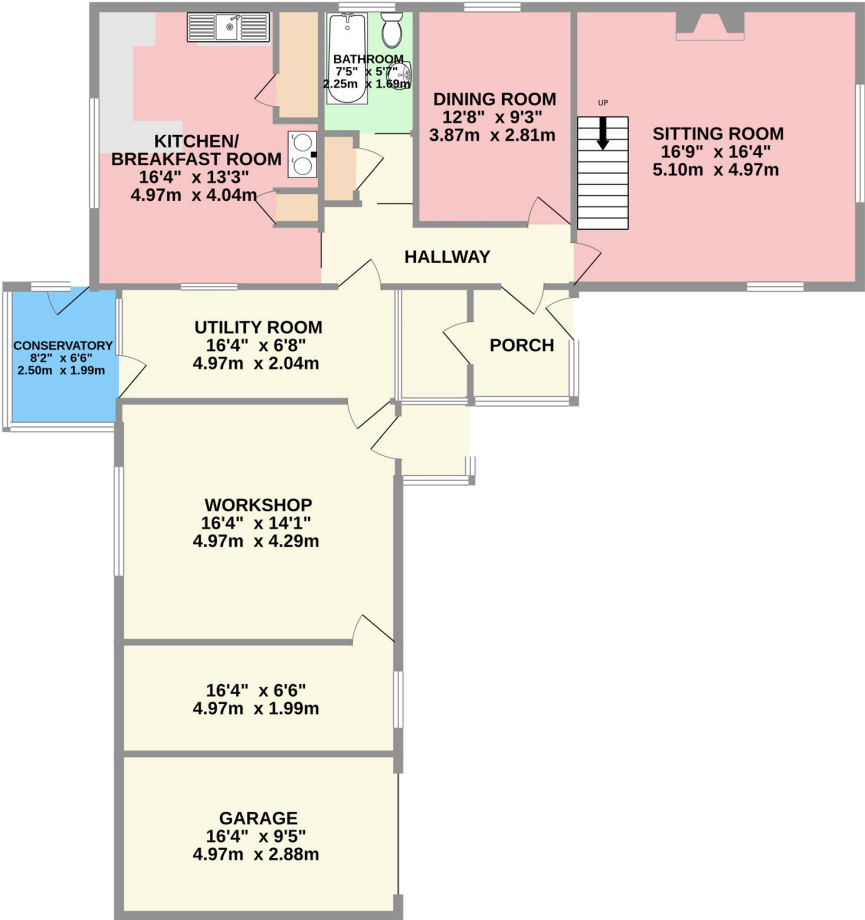
First Floor

LANDING and FOUR DOUBLE BEDROOMS.

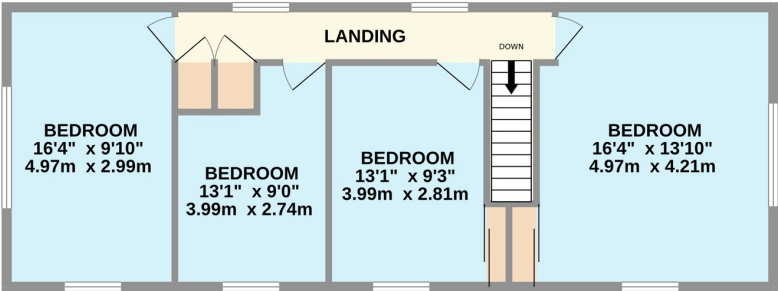
Great Knowle Farmhouse ~ Floor Plans

Not to scale and for identification purposes only.

1465 sq.ft. (136.1 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Outside

There is off road parking to the front of the property together with a single GARAGE and a small, enclosed front garden. The principal gardens lie to the rear and are somewhat overgrown at present, however there is a useful level concreted area (former mobile home site).

Land

Extending to **10.85 acres** in all, the land sits to the west and north of the property and comprises a two level or gently sloping pasture paddocks which have hedge bank boundaries and access from the parish road.

Services

- Mains electricity and water are available but may be disconnected.
- Oil fired central heating (via the 'Stanleyford' cooker) which may be disconnected.
- Small roof mounted solar array (may not be working).
- Private foul drainage arrangement (cess pit) in need of upgrading.



Auction Information

Venue & Date | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 2nd September 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.

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.

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.

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.

Solicitor | Paul Finn Solicitors, Bude.

Auction Pack | An auction pack for this property will be available to download from www.kivells.com/properties-for-auction. This is usually available about two weeks prior to the auction date.

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, 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.

Tenure | Freehold.

Local Authority | Torridge District Council.

Council Tax | Band D

Energy Performance Certificate | Rated F [28]

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 the 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 agent whose decision acting as experts shall be final.

Land Plans | The plans included are for identification purposes only and not to scale.

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. Please note that all prices listed, whether prior to or post auction, are subject to contract.

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.







Kivells Farms & Land Department Phone | 01409 259547 or Email | farms@kivells.com

Disclaimer: Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

KIVELLS