



Little Silworthy Farm, Bradworthy, Devon EX22 7UA

For sale by Public Auction 2nd September 2026





# Little Silworthy Farm

Bradworthy, Devon, EX22 7UA

For sale by Public Auction

On Wednesday 2nd September 2026, 7pm

At Lifton Strawberry Fields, Lifton, PL16 0DH

*'A rare opportunity to reimagine a historic Devon farmstead set within 44 acres of unspoiled countryside with further land available'*

**Lot 1** ~ Little Silworthy Farm, agricultural buildings and land, in all about 44.84 acres

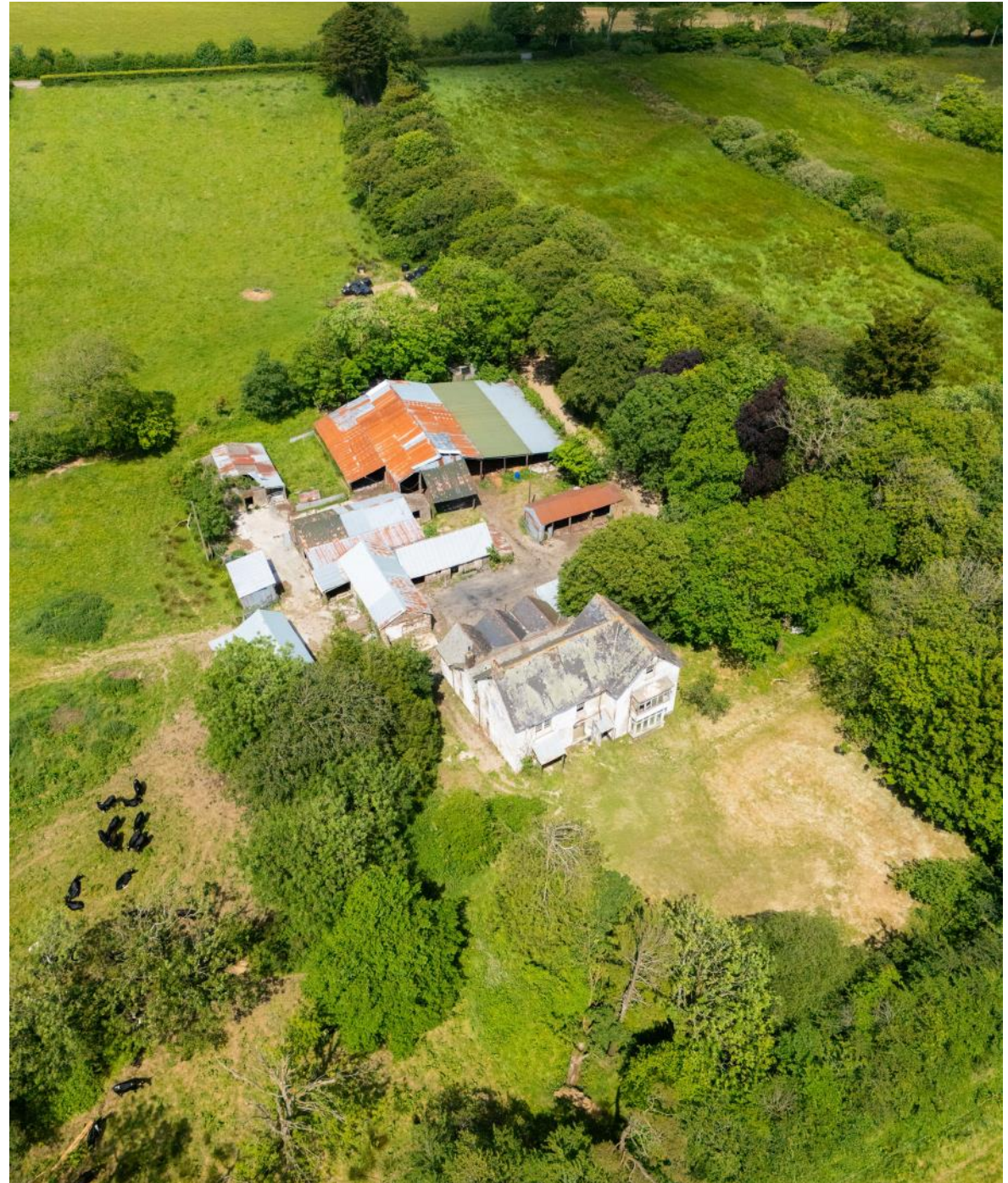
**Auction Guide £750,000**

**Lot 2** ~ Land at Little Silworthy, in all about 36.06 acres

**Auction Guide £275,000**

**Lot 3** ~ Land at Little Silworthy, in all about 0.50 acres

**Auction Guide £10,000**





## Location

Little Silworthy Farm is situated in a rural yet accessible position within the parish of West Putford, within the Torridge district. The village of Bradworthy lies approximately 2 miles to the west and provides a useful range of day-to-day amenities including a village shop, post office, primary school and public house. The market town of Holsworthy is situated approximately 7.5 miles to the south, offering a wider range of services, schooling and healthcare facilities. The North Cornish coastline is approximately 12 miles to the west, whilst the North Devon coast at Bideford and Westward Ho! lies approximately 18–20 miles to the north. The property is accessed via local country lanes with links to the A39, providing connections to the wider regional road network.

## Description

Little Silworthy Farm represents a rare and exciting, and totally unique opportunity to restore and reimagine a traditional farmhouse set within a highly attractive and unspoiled rural setting. Occupying an elevated and private position within its own land, the property enjoys a peaceful outlook over the surrounding North Devon countryside, offering a sense of seclusion whilst remaining accessible.

The existing farmhouse, together with its established setting, provides an excellent foundation for the creation of a distinctive and characterful family home or wider scheme, with clear potential to capitalise on both its setting and inherent charm.

## History

Little Silworthy Farm enjoys a unique connection with the celebrated Edwardian novelist Charles Garvice, one of the best-selling authors of his era. Local historical records state that Garvice built Little Silworthy at Putford, near Bradworthy, where he pursued his passion for farming and rural life. His experiences at the farm inspired *A Farm in Creamland: A Book of the Devon Countryside* (1911), his only non-fiction work and a charming account of farming and country life in North Devon before the First World War. The property therefore occupies a distinctive place in both Devon's agricultural history and Edwardian literary heritage.

## Method of Sale and Lotting

The property will be offered for sale by PUBLIC AUCTION on 2nd September 2026 in the following three Lots.

**Lot 1** ~ Little Silworthy farmhouse, agricultural buildings and land. In all about 44.84 acres

**Lot 2** ~ Land at Little Silworthy. In all about 36.06 acres

**Lot 3** ~ Land at Little Silworthy. In all about 0.50 acres

## Viewings

Viewing, **strictly by appointment only.**

Please call **01409 259547** or email **farms@kivells.com**.

## Directions

**Postcode** ~ EX22 7UA.

**What3words** ~ ///spellings.hammocks.irritable.

## Lot 1 (Coloured pink on the plan)

**Little Silworthy Farmhouse, agricultural buildings and land. In all about 44.84 acres.**

Little Silworthy Farmhouse comprises a substantial detached country residence of traditional construction, arranged over three storeys beneath a pitched slate roof. With rendered stone elevations, the property is understood to incorporate an earlier farmhouse with significant enlargement and improvement during the Edwardian period. Offering considerable presence and character, the property forms the heart of this attractive farm which has remained in the same family ownership for the past 82 years, reflecting a long history of custodianship.

The property is currently in a poor state of repair and requires comprehensive refurbishment throughout. Externally, there are extensive areas of render loss and general deterioration, with the slate roof in need of attention. Internally, the dwelling is assumed to require complete modernisation, with little in the way of existing fittings considered serviceable. Overall, the farmhouse presents a full renovation project, offering purchasers the opportunity to undertake a comprehensive programme of works to bring the property back to its former glory.



The holding extends in all to approximately 44 acres of predominantly pasture land, arranged in a practical block, together with a useful range of traditional and more modern agricultural buildings which further enhance the flexibility of the property. There is also the opportunity to acquire additional land by separate negotiation.

Opportunities of this scale and nature, combining a substantial farmhouse in need of complete renovation, range of versatile buildings and landholding within a desirable rural location, are increasingly scarce not only in the local market but the national market.

### The Gardens & Grounds

The farmhouse is complemented by attractive gardens and grounds which offer considerable scope for enhancement and landscaping, whilst already providing a number of established features including mature tree lined boundaries and areas of lawn. Of particular interest, the principal front lawn was formerly utilised as a grass tennis court, a reminder of the property's heritage and its long-standing role as an elegant family home.

### The Farm Buildings

A traditional range of former dairy buildings of varying construction, the majority being block built ranging from usable storage buildings to structures requiring refurbishment or redevelopment, providing flexibility for purchasers seeking agricultural, commercial, storage or alternative rural opportunities, some of which would be subject to obtaining the necessary planning consents;

### The Land at Little Silworthy. In all some 44.84 acres

The land extends in all to approximately 44.84 acres and comprises a useful block of predominantly level to gently pasture. Situated within a renowned grass-growing area, the land is capable of producing high yields of quality forage and whilst not intensively farmed in recent years, the land has been maintained through livestock grazing and presents purchasers with an excellent opportunity to enhance and further develop its agricultural potential. In addition to its farming attributes, the holding is well suited to a range of alternative uses, including equestrian, conservation, environmental, and amenity interests.

## Lot 2 (Coloured green on the plan)

**Land at Little Silworthy. In all about 36.06 acres**

Located to the east of Lot 1, a mainly level clock of pasture land Extending to approximately 33.06 acres (13.38 hectares), the land comprises a well-configured block of pasture with the benefit of extensive road frontage to the eastern, southern and western boundaries. The fields are easily accessible and readily workable, with three small wooded copses providing natural shelter and landscape interest. Whilst the land has been utilised primarily for grazing in recent years, it has not been intensively farmed and offers significant scope for investment and improvement, enabling purchasers to unlock its full agricultural potential within this highly regarded grass-growing region.

## Lot 3 (Coloured purple on the plan)

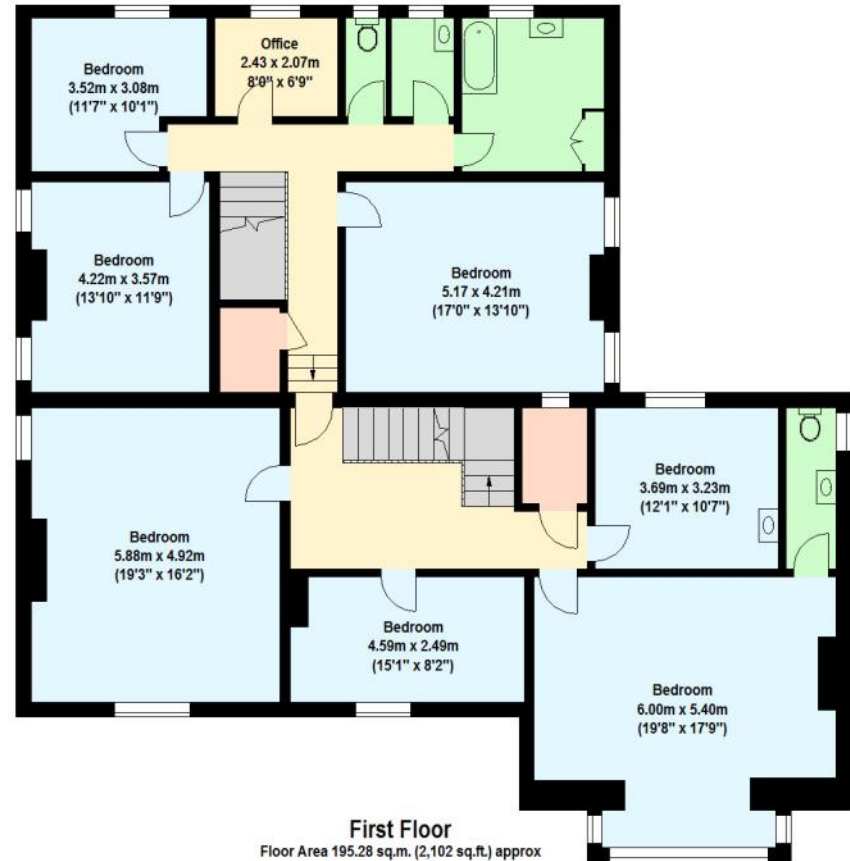
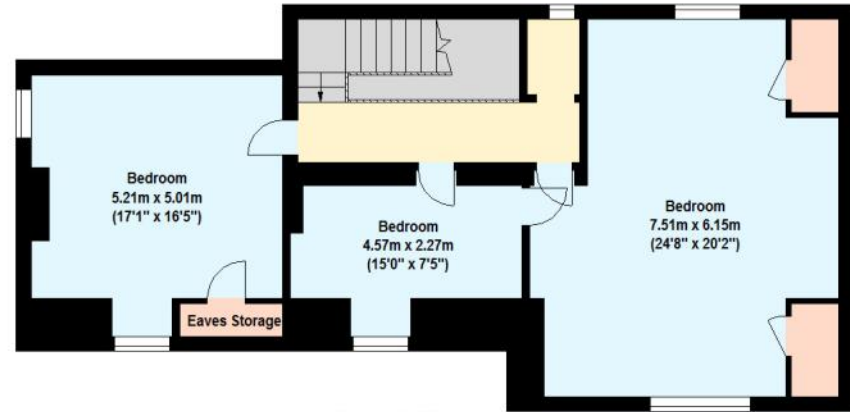
**Land at Little Silworthy. In all about 0.50 acres**

A level parcel of land extending to approximately 0.50 acres, benefitting from direct road access. The land comprises a single enclosure, laid to grass and bordered by established hedgerows, providing a clearly defined and manageable area suitable for a variety of amenity or recreational uses.



### Little Silworthy Farm, EX22

Floor Area 488.28 sq.m. (5,256 sq.ft.) approx  
(Including Eaves Storage)  
Eaves Storage  
1.30 sq.m. (14 sq.ft.) approx



Floor plans are for identification purposes only.  
All measurements are approximate.





## 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** | Coodes Solicitors, Holsworthy.

**Auction Pack** | An auction pack for this property will be available to download from [www.kivells.com/properties-for-auction](http://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.

**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.

**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.

**Tenure** | Freehold.

**Local Authority** | Torridge District Council, Bideford.

**Council Tax** | Band F.

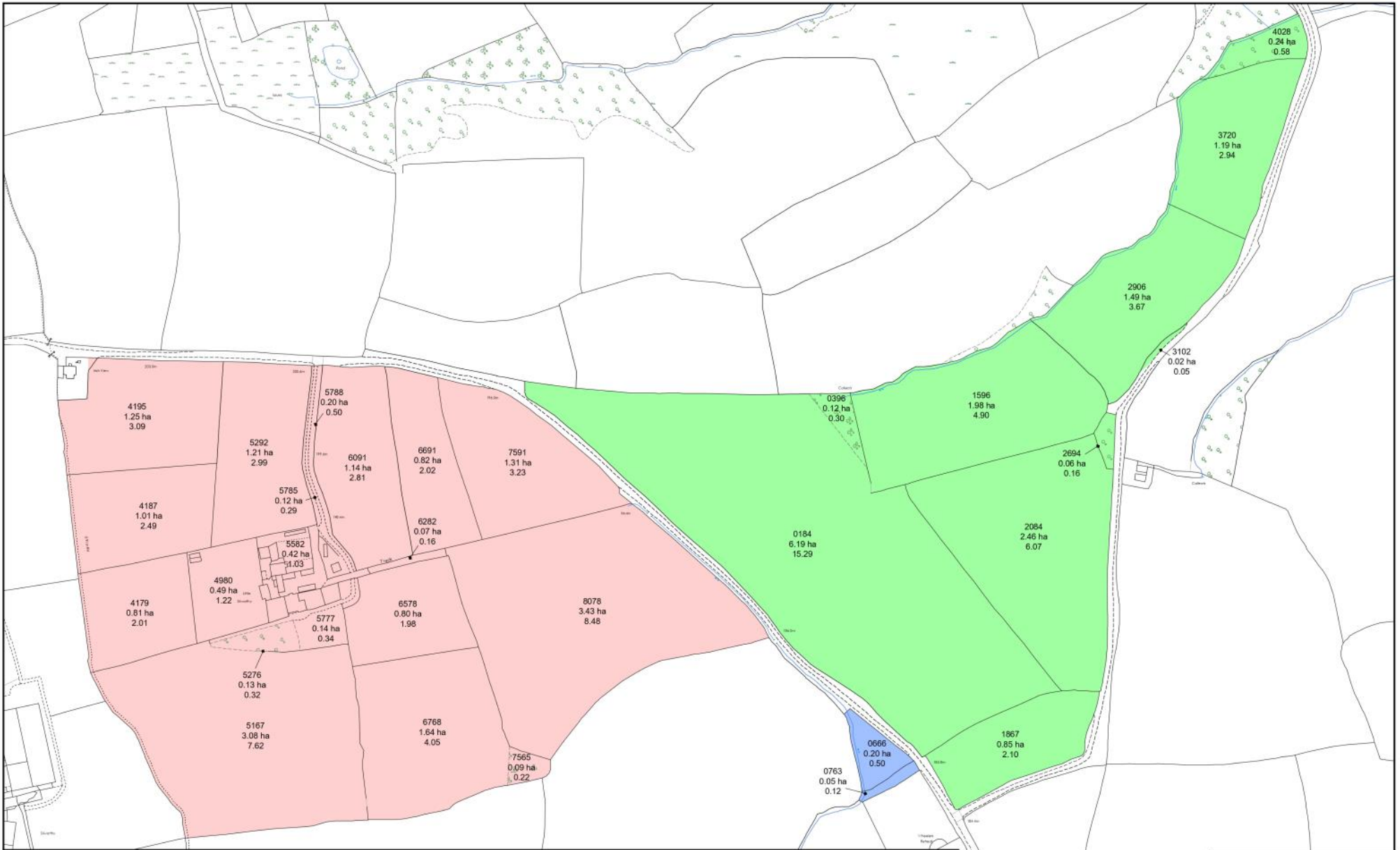
**Energy Performance Certificate** | Energy Rating - G (1)

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

**Services** | Mains water and mains electricity are connected. Private foul drainage.

**Photographs** | Taken in June 2026.





This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. ZAA28485-01 Date 29.05.26

Scale  
1:3,000  
@ A3

### Little Silworthy Farm



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright

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#### Key

- Lot 1 (18.16 ha / 44.85 ac)
- Lot 2 (14.60 ha / 36.06 ac)
- Lot 3 (0.25 ha / 0.62 ac)



Kivells Farms & Land Department | Phone 01409 259547 | Email [farms@kivells.com](mailto:farms@kivells.com)

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