



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Knockworthy House  
Huntshaw  
Torrington  
Devon  
EX38 7HJ

**Offers in excess of: £650,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Knockworthy House, Huntshaw, Torrington, Devon, EX38 7HJ

- Countryside Views
- Detached Home
- Four Bedrooms
- Attached Annexe
- 2.27 Acre Plot
- Parking for Multiple Cars
- Garage
- Renovated Throughout
- EPC: TBC
- Council Tax Band: Main C - Annexe A



Set amidst the rolling Devon countryside, this beautifully renovated home offers an exceptional lifestyle opportunity with far-reaching views across open fields and surrounding landscapes. Occupying a generous 2.27-acre plot, the property perfectly balances modern comfort with rural tranquillity, while providing flexible accommodation ideal for multigenerational living or income potential.

The main residence is bright, airy and has been done to a high finish. It offers three spacious double bedrooms, two of which benefit from well-appointed en-suites. The third bedroom has plumbing already in place, allowing for the easy addition of a further en-suite if desired. To impress you even further, the upstairs Northwest and West facing windows bring in a distant sea view looking out towards Saunton Sands, Baggly Point and Lundy Island which are visible on a clear day.



At the heart of the home is the impressive lounge/diner, a wonderfully light space designed for both everyday living and entertaining whilst benefitting from a cosy log burning stove. This flows seamlessly to a wrap-around balcony, which also connects to the kitchen/breakfast room, creating the perfect setting to enjoy the breathtaking countryside views. The light filled kitchen and breakfast room is designed for both everyday living and relaxed entertaining, the generous space is enhanced by multiple windows and doors that frame the far-reaching countryside views. Further accommodation includes a utility room, pantry and a separate WC.

Attached to the main house is a self-contained annexe, offering its own lounge/diner, kitchen, bedroom and bathroom. With its own private garden, the annexe is ideal for extended family, guests, or potential holiday or long-term letting, subject to any necessary consents.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com



Externally, the grounds extend to approximately 2.27 acres and are surrounded by open countryside, offering peace, privacy and uninterrupted views for miles. The plot includes stables, a garage, and ample parking for multiple vehicles, making it particularly appealing to those with equestrian interests or seeking space for outdoor pursuits. The land supports a variety of wildlife, making the outdoor setting feel alive and ever-changing throughout the seasons.

This exceptional home has been completely renovated, blending contemporary living with a stunning rural setting — a rare opportunity to acquire a versatile property in one of Devon's most picturesque locations.

**Agent Notes:**

The vendor has had planning permission granted for a triple garage, carport and workshop. A concrete hard standing has been placed, meaning the planning is still valid however the construction of the building hasn't commenced.

The vendor informs us that the property is thought to be constructed of brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

**Heating:** Oil combi boiler.

**Mains water - Mains electric - Private drainage - Landline telephone.**

**Broadband coverage:** See Ofcom checker for further information.

**Mobile phone coverage:** Available onsite (see Ofcom checker for further information)



# Knockworthy House, Huntshaw, Torrington, Devon, EX38 7HJ



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Knockworthy House, Huntshaw, Torrington, Devon, EX38 7HJ



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Knockworthy House, Huntshaw, Torrington, Devon, EX38 7HJ



## Directions

Leaving Torrington on the Barnstaple Road (B3232), continue past Huntshaw mast and turn left at the small crossroads just past Auto-Mo-Beels workshop signposted for Horwood. Continue to the T junction and turn left. Proceed straight over Knockworthy Cross and the property will be found after a short distance on your right hand side with For Sale sign clearly displayed.

What3Words - ///suitcase.washroom.secretly

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

Knockworthy House, Huntshaw, Torrington, Devon, EX38 7HJ

Changing Lifestyles

# We are here to help you find and buy your new home...

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

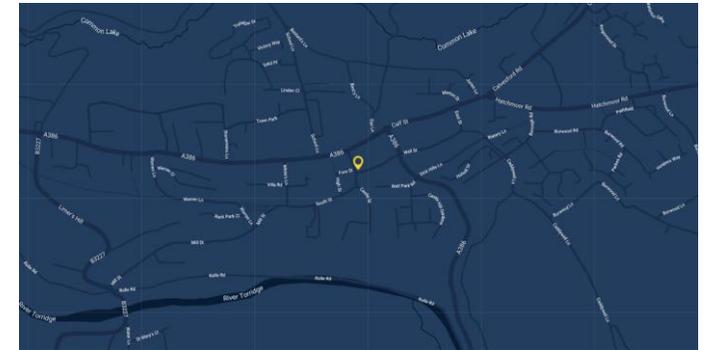
## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to  
contact the team at Bond  
Oxborough Phillips Sales &  
Lettings on

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.



Changing Lifestyles

**01805 624 426**  
[torrington@boproperty.com](mailto:torrington@boproperty.com)