

Land At Windsmoor  
Farm  
Highampton  
Beaworthy  
Devon  
EX21 5JL

**Asking Price: £60,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



- 1 GENTLY SLOPING Paddock
- APPROX. 2.39 ACRES OF GRAZING LAND
- METAL AND CONCRETE STABLE
- BORDERED BY MATURE DEVON HEDGES AND STOCK PROOF FENCING
- ROAD SIDE ACCESS
- SUITING A VARIETY OF USES
- NO ONWARD CHAIN



## Situation

Situated on the edge of the popular village of Black Torrington, which is a traditional Devon village set in beautiful countryside between the market towns of Holsworthy and Hatherleigh. It offers a range of local amenities, including a Church of England Primary School, a Doctors Surgery with Pharmacy, a well-regarded local pub, and a Village Hall that serves as a hub for community events. The playing fields are well-equipped with a Multi-Use Games Area, children's play zone, toddler area, and outdoor fitness equipment. A Post Office service operates from the Community Hall on Fridays between 12:30pm and 2:30pm.

Surrounded by unspoilt rural landscapes, the area is ideal for those who enjoy walking, nature, and countryside living. Nearby villages include Sheepwash, Shebbear, Highampton and Stibb Cross, while the River Torridge offers accessible game fishing opportunities. Holsworthy, with its range of shops, supermarkets, schools, and leisure facilities, is just 9 miles away, with Hatherleigh approximately 6 miles to the east.



Land At Windsmoor Farm, Highampton, Beaworthy, Devon, EX21 5JL

## Changing Lifestyles

**Situated between the popular villages of Black Torrington, Highampton and Holsworthy, this is an exciting opportunity to acquire approximately 2.39 acres of gently sloping pasture land, with natural hedges and part stock proof fencing.**

**The land is considered suitable for a variety of uses and is currently utilised as an equestrian setup, with a metal and concrete stable situated on site. Access is provided via a metal gate from a quiet country lane.**

**All viewings are strictly by appointment and must be accompanied by a member of the Bond Oxborough Phillips team. To arrange a site visit, please contact the Holsworthy office on 01409 254238 or email [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com).**

### Directions

From Holsworthy proceed on the A3072 Hatherleigh road for approximately 7.5 miles. Take the first left hand turning signed Black Torrington. Follow this road for a short distance and the entrance to the land will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

**Viewings** - All viewings are to be accompanied by a member of the Bond Oxborough Phillips Holsworthy Team. To arrange your viewing, please contact us on 01409 254238 or [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com).

**Boundaries** - The plan of the land is indicated to be a good guide of what is being sold. The vendors solicitor will confirm precise boundaries upon agreement of sale.

**Services** - No services currently connected.

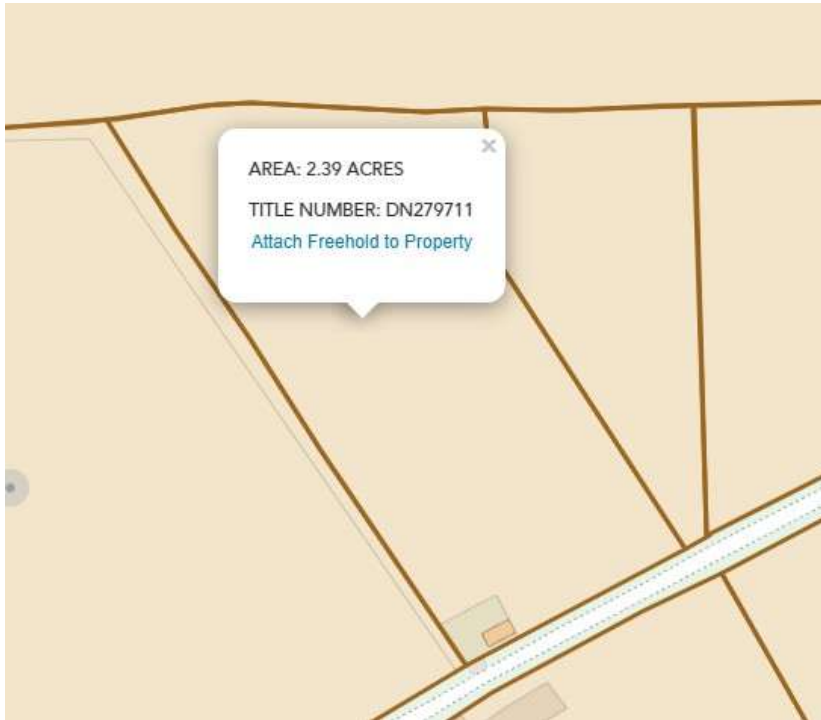
**Wayleaves and Rights of Way** - The vendor has informed us that there are no wayleaves of rights of way, solicitors will confirm this during the conveyancing process.

**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.