



Paddock Off Pottery Lane, Pottery Lane, Yelland, Barnstaple, EX31 3EH

Asking Price £150,000

- Large Level Paddock
- Solar Powered Energy
- Stabling on Site
- For Viewings Contact The Team
- Convenient Location With Easy Access
- Water Connection
- Hard Standing For Parking
- Just over an Acre

Pottery Lane, Barnstaple EX31 3EH

Morris and Bott are delighted to offer this well-maintained level paddock, benefitting from a stable, equipped with solar powered electric and mains water. The paddock occupies a desirable plot conveniently located just off Pottery Lane in Yelland, providing easy access to Bideford or Barnstaple and to tarka trail.



Council Tax Band:



Location

The paddock is situated on Pottery Lane just off Yelland Road, within the heart of Yelland. The land benefits from good roadside access onto the hard standing. The paddocks location makes this ideal for access to both Barnstaple and Bideford. This stretch of road is well served with regular bus transport.

Paddock

Level paddock split into two fields that combined measure approximately 1 acre in size.

Stable Block

Can accomodate 2 horses, with tack room and kitchen.

Services

The site is served with mains water. The stable is served by an off grid electric solar system.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Directions

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	