



**Directions**

Grid Ref SS 448/391 Approaching Braunton on the A361 as from Barnstaple at the traffic lights in the village centre turn left onto the B3231 towards Croyde and Saunton. Proceed through Saunton and on until you get close to the centre of Croyde and just after you pass The Thatch Inn to your left turn right into Cloutmans Lane. Drive to the far end, where the road turned into a hard/concreted track, Milkaway Lane. After a hundred yards or so there is a small junction in the road where bear left, the gate into the field is immediately ahead of you. It is difficult to park in this location and it may be sensible to park further back towards the village or in a car park and walk up to the land. If using free app for mobile phones what3words use the heading ///taxed.pocketed.apple

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Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**1.1 Acre Grass Paddock**

Land off Milkaway Lane, Croyde, North Devon, EX33 1QP

Offers In Excess Of

**£100,000**

- Popular Croyde Bay
- Grassy Paddock
- Quiet Lane Access
- About 1.1 Acres

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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### Overview

Grassy paddock, about 1.1 acres, to the edge of this most picturesque coastal village. Within a mile of the renowned and stunning Croyde Bay and with glimpses from the land down to the sea in the distance.

Set of a quiet narrow country lane to the village edge is this sloping grassy paddock surrounded by traditional Devon hedgebanks with views over parts of the village and countryside around.

Croyde has a good range of village facilities with various Inn's and Cafes and of course it's famous surfing beach and coastal walks around to Baggy Point and on around to Putsborough Beach and Woolacombe Bay, some 2 to 4 miles to the north and Saunton Beach with its famous golf course and backdrop of the Braunton Burrows system, 2 miles to the south.

Some 4 miles away is Braunton, a busy village providing an excellent range of local services, library, bowling green, primary and senior schooling and a variety of shops, cafes and restaurants.

To the east Barnstaple the ancient borough and administrative centre for North Devon is some 9 miles from where there is direct access on to the A361/North Devon Link Road providing much improved communications to and from the North Devon area.

### Services

None on site

### Council Tax band

n/a

### EPC Rating

n/a

### Tenure

Freehold

### Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970



An ideal site for anyone wanting to get away from the madness of the world in a tent, yurt or similar taking advantage of the 28 day rules.

Footpath - there is a footpath crossing through the land. It may be possible by discussion with the Footpath Officer at Devon County Council to get this moved to follow the field boundary for the safety of both livestock and the public.

