



Directions

Grid Ref SS 567/370 From Barnstaple take the A39 as though to Lynton. After a mile take the left turn on to the B3230 as though to Ilfracombe. Follow the road for about a mile and pass the entrance to Broomhill Art Hotel/Sculpture Gardens. The woodland for sale is immediately across the road from the entrance to the Hotel. Go ahead slowly and the pasture is just beyond the wood with access to the land at the Muddiford end. ON INITIAL VIEWING - park carefully in the layby to the left and carefully walk back. You will need to make an appointment to view as the gate in the deer fencing is locked

**Looking to sell? Let us
value your property
for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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16 Acres, Mature Wood and Pasture

Wood and Paddock, Opposite Broomhill, Muddiford, EX31 4EX

Offers In The Region Of

£160,000

- 6 Acres Sloping Pasture
- Deer Fenced
- 10 Acres Sloping Mature Woodland
- Good Internal Access Tracks
- Much Improved for Nature
- Haven For Wildlife
- Barnstaple 2 Miles
- 16 Acres in all.



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Overview

In a pretty wooded valley just 2 miles north of Barnstaple, the administrative centre for North Devon, and less than 10 miles from the beach at Saunton and the south west coastal footpath, and the Exmoor National Park.

An exceptionally attractive west sloping parcel of freehold amenity land having road frontage and gated access. 6 acres is a grassy paddock surrounded with deer fencing, 10 acres of mature indigenous woodland, 16 acres in total.

Over recent years the current owner has substantially enhanced the conservation and wildlife appeal of these lands. A section of overgrown bracken and heather has been cleared, a start has been made in opening up the mature woodland to let more light and air in to enhance the undergrowth and a hard track has been dug around the site for ease of access for machinery and pedestrians.

The site is rich in wildlife with local red deer, badgers, foxes and buzzards with bird boxes being installed to improve the small bird numbers.

In the same valley and across the valley is the Broomhill Estate, Sculpture Garden and Art Hotel and Fly fishing at Blakewell Fishery about a mile back towards Barnstaple.

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
445204

