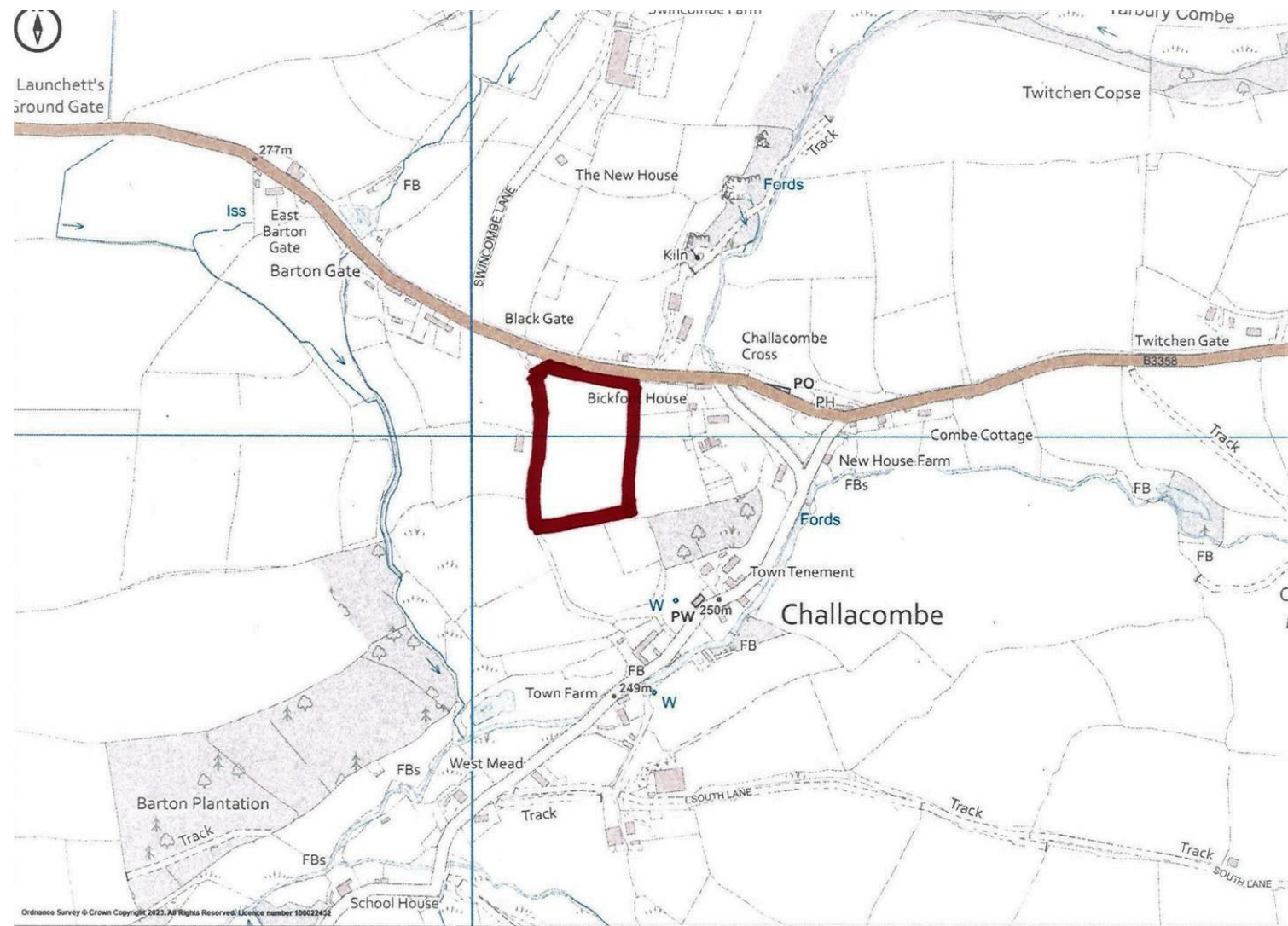




Promap Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.

Directions

Grid Ref SS 692/408 From the front of the Black Venus Inn on the B3358 proceed past the Post Office/Shop and over the narrow stone bridge and up the hill, Bickfont Hill. The gate to the field is on the left at the top of the first hill with space to its front to park off road. Using what3words free app for a mobile phone use the following [//doing.dispenser.ethic](https://www.what3words.com/)

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

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



5 Acre Roadside Paddock

Land at Bickfont Hill, Challacombe, Barnstaple, EX31 4TT

Offers In The Region Of

£69,950

- Exmoor National Park
- Popular Exmoor Village
- Road Frontage
- Superb Views
- Gently Sloping Paddock
- Bridal Paths/Walks Close By
- About 5 Acres



Overview

5 acre roadside paddock - Quietly set in the picturesque Exmoor village of Challacombe on the western slopes of the dramatic Exmoor National Park where there are bridle paths and walks over open moorland close by and the chance to see native red deer and Exmoor ponies.

Superb views are afforded from the field to the north and east up to the heights of Longstone Barrow and Woodbarrow Hangings the highest points in North Devon.

The village itself has a popular village Inn, the Black Venus, a Village Post Office/Stores and a short distance above the village is the Bray reservoir

The field is gently sloping productive and grassy and surrounded on 3 sides by high Exmoor banks with mature growth.

There is access to mains electricity and water which are both close to the field.

Services

Main electric and water close by

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

445534



•

Bratton Fleming 4 miles - Simonsbath 6 miles - Barnstaple 12 miles - Lynton/Lynmouth 12 miles

NOTE - Hunting and shooting rights are reserved over the land by a third party but are not actually exercised. There is a footpath running along inside the western boundary but this can be fenced out from the field if desired but has caused no issues in current ownership.

