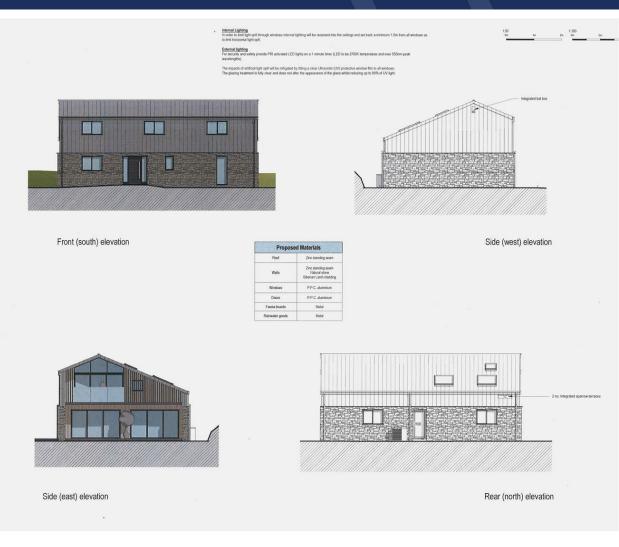


### We value **your** property





### Directions

Grid Ref SS605/294 Approaching Barnstaple on the A361 North Devon Link road at the first roundabout take the first exit to Bideford. At the next roundabout take the first exit on to the A377 as though to Crediton, and you will immediately pass through Bishops Tawton. As you are about to leave Bishops Tawton, you will pass a garage to the right, and just after, turn left, signed Cobbaton. Follow this road up and along Codden Hill, for approximately two miles, and there at a sharp right-hand bend, turn left, signed Hannaford, next to a pair of cottages. After a few hundred yards, at Hearson Cross, proceed carefully over the four cross way, and on to Hearson. Proceed down the hill, pass the entrance to Higher Hearson to the right, and as you come to the entrance to Lower Hearson, the access gates to Summermoor are on the left Using what3words a free app for mobile phones entre the 3 words ///unlocking.indicated.fortress

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Rural Building Site, Vineyard, Over 6 Acres.

Building Site, Vineyard Summermoor, Hearson, Swimbridge, EX32 0QH

- Stunning Southerly Setting
- Reverse Level
- Open Plan Living Room
- Ovber 6 Acres

- Site for New Home
- 4 Bedrooms, 3 Bath/Shower Room
- Mature Vines

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

Sales. Auction. Letting. Land. Commercial. Professional. Residential.

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Offers In The Region Of



• About 185 Sq M.

- Utilty/Plant Room
- Gorse Slope, Small Quarry

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### Overview

Set within over 6 acres of its own land, the whole enjoying a stunning peaceful southerly location, having lovely far reaching views over typical rolling North Devon countryside, above a small scattering of individual homes in the rural hamlet at Hearson, just south of Codden Hill, and within 2 to 4 miles of the popular villages of Landkey, Swimbridge, Bishops Tawton and Chittlehampton, all with primary schools, popular and busy village inns and ancient parish churches.

Barnstaple the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and on the edge of the town the Portmore Golf Course.

The glorious North Devon countryside and adjoining dramatic coastline, which is acknowledged to be amongst the finest in the country, ranging from the high wild cliffs and plunging valleys of the Exmoor National Park, to the worldrenowned surfing beaches of Croyde, Saunton and Woolacombe and sailing and boating at Instow and Appledore. Fishing can be enjoyed on the Rivers Taw and Torridge, or inland at Stafford Moor fishery and various reservoirs. There are many golf courses in the area, notable Saunton and Westward Ho! and private schools including West Buckland, Blundell's at Tiverton and Shebbear.

The area is readily accessed from out of the South West by Junction 27 on the M5 and then the A361 North Devon Link Road. Barnstaple is the nearest train station connecting by sprinter train to Exeter with Tiverton Parkway, at junction 27 on the M5, from where there are regular mainline services to London (Paddington) in just over 2 hours.

# Services Borehole Water, Cesspit

drainage, Current solar panels

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

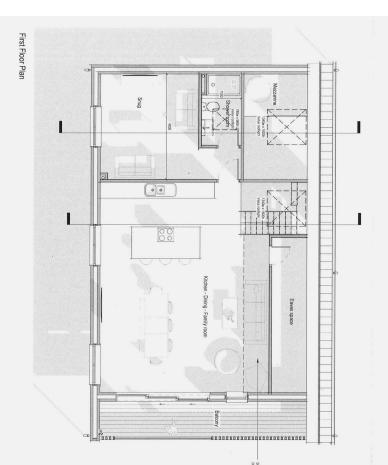




## Outside

Planning consent has been granted by North Devon planners on the 29th January 2025 for the demolition of the existing agricultural (green) barn and allows for the erection of a new architect designed reverse accommodation family home, 4 bedroom, 3 bathroom of around 185 square metres on two floors.

The sale includes 2 areas of mature vines, a small former quarry with fire pit used for barbecues, and which would make a stunning rockery and this runs into a lightly wooded hillside where thers is some gorse.



If current planning is adopted **Reverse Level Accomodation** Master Bedroom En Suite Shower Room Bedroom 2 Bedroom 3 Bedroom 4 Family Bathroom **Open Plan Living Room** Snug Shower Room **Utility/Plant Room** 

