



Land at Penstone , Colebrooke, Crediton, Devon EX17 5JR

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About 0.48 of an acre of level pasture with fruit trees

Colebrooke 0.5 mile - Copplestone 1.9 miles - Crediton 4.2 miles

• 0.48 acres of level land • Pasture paddock with fruit trees • Stream water at boundary • Freehold

Guide Price £35,000

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## SITUATION

The land is situated at Penstone, a small hamlet about 0.5 of a mile from Colebrooke and 1.9 miles south of Copplestone in Mid Devon. The land lies in a pretty, rural, location next to an upper section of the River Yeo. The local population benefit from a traditional parish community with pubs at Coleford and Yeoford and a village hall and church at Colebrooke. There is also a rail link at Yeoford which connects the area to Exeter and North Devon.

The market town of Crediton lies about 4.2 miles east of the land where more extensive services, amenities and facilities can be accessed.

## DESCRIPTION

The land extends to about 0.48 of an acre which comprises a single paddock of pasture. Within the pasture are a number of mature apple trees which provide a pretty setting.

Boundaries to the land include the water course to the north and a single track public highway to the east. The

railway to Yeoford stands on top of an embankment which is screened by mature vegetation.

At the entrance to the land is an area of laid hardstanding which offers offroad parking.

The land suggests a range of uses (some subject to planning permission) but could also simply be enjoyed as it is.

## SERVICES

No services attached

## ACCESS

Direct access from the public highway

## METHOD OF SALE

The property will be offered for sale by Private Treaty

## TENURE AND POSSESSION

The property is sold freehold with vacant possession.

## LOCAL AUTHORITY

Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk))





## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is an electricity pole located on the land

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences

## DESIGNATIONS

Part of the land is located within a flood risk zone.

## VIEWING

Strictly by prior appointment with the vendor's appointed agents

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

## DIRECTIONS

From the centre of Coleford and with the New Inn on your right, continue to the centre of the village and turn left at the cross. Continue along the lane and exit the village. Pass over the bridge and take the immediate left towards Penstone. Go under the railway bridge and work through the village until eventually passing through a ford. The land is located on the right hand side about 50 yards on the other side of the stream. What3words: [///villas.seagulls.ratio](https://www.what3words.com/villas.seagulls.ratio)

## DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.







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