



Bloomey Down Wood



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Offwell, Honiton, Devon, EX14 9SR

Honiton: 3.4 miles Axminster: 8.9 miles

Attractive deciduous woodland and clearings with views. In all Approx. 4.33 acres (1.75 ha)

- East Devon National Landscape
- Deciduous woodland
- Various paths
- Wildflowers
- Freehold
- Approx. Area: 4.33 acres (1.75 ha)
- Amazing views
- Variety of trees
- Part timber shed
- [///informer.bliss.reserving](#)

Offers In Excess Of £50,000

WHAT3WORDS LOCATION

[///informer.bliss.reserving](#) to the woodland

[///surpassed.emotional.relax](#) for the access and gateway (parking)

Please do not obstruct other entrances.

VIEWINGS

Viewings strictly by appointment only.

DESCRIPTION

This attractive parcel of open woodland and amenity land has been carefully and sympathetically managed over the years, with a network of footpaths and clearings created to enhance enjoyment and biodiversity.

Winding through the woodland, young birch and hazel gradually give way to a broad central clearing, where a timber shed can be found (recently damaged by a fallen tree). From here, paths continue into more mature beech and oak woodland, which is rich with seasonal wildflowers—including a striking display of bluebells in spring.

A raised viewing platform has been constructed, along with a level area suitable for occasional personal camping.



SITUATION

The woodland is situated in a secluded country setting not far from the lovely village of Offwell. The village has a well regarded primary school and active community based around the school, church and village hall.

The popular market town of Honiton is approximately 3 miles drive offering a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton.

A number of popular beaches on the Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.

DIRECTIONS

From Honiton, take New Street and continue along Church Hill before taking the first exit at the roundabout onto Waterleat Avenue. Take the first right turning onto Lower Marlpits Hill and continue along this road for 3/4 mile. Continue onto Northleigh Hill Road for 1.6 miles. Turn left onto Mill Lane and continue along the lane for approximately 500 yards past Three Corners Cattery and the entrance to the woodland is on your left.

RIGHTS AND RISTRICIONS

Please note there is a right to park 1 vehicle on the area approx shaded pink.

There is an obligation to pay a fair contribution towards the maintenance of the short track to the parking.

There are restrictions on; clay pigeon shooting, rough shooting/pest control in a manner that could become a danger or nuisance to any person, racing/speed trials with cycles or motorised vehicle, a commercial camp site, any business other than forestry use, use likely to cause damage to tracks (except fair wear and tear), a use that may be a nuisance to neighbouring land, installation of signs or to be disposed of except as a whole.

SERVICES

There are no services connected or understood to cross the land. There are a number of small springs and ponds.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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