

## Land at Narracombe Farm

### Ilington, Devon, TQ13 9RD

82 acres (33.18ha) of level or gently sloping grassland, in 11 easily manageable enclosures. Area of amenity woodland. Road frontage, mains water available. As a whole or in lots

The land has easy access to the A38 and Bovey Tracey, with Exeter only 20 minutes and Plymouth 40 minutes away.

#### The Land

The land extends to approximately 82 acres (33.18 ha) level or gently sloping grassland 11 easily manageable fields and an area of amenity woodland. There is ½ acre of orchard that was planted in 2023 which comprises 30 apple trees: 10 eating, 10 cider and 10 cooking.

#### Services & Information

**Water** – Mains water available

**Rights of way**- A public footpath crosses the land

#### Tenure

The land is offered for sale freehold with vacant possession on completion.

#### Local Authority

**Teignbridge District Council**, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel. 01626 361101.

**Dartmoor National Park Authority**, Parke, Bovey Travey, Newton Abbot, Devon, TQ13 9JQ. 01626 832093





## Viewing Arrangements

Strictly by arrangement with D. R. Kivell Country Property.  
Tel: 01822 810810.

## Directions

From the A38 exit at Drumbridges Roundabout, head southwest towards the A382, exit the roundabout onto Newton Road A382, continue to the roundabout, take the 1<sup>st</sup> exit onto Pottery Road, proceed onto Wallfield Road. At the end of the road turn right onto Brimley Lane, continue for approximately 1 mile then turn right onto Tiplehill Lane. Proceed for approximately ½ a mile and the land is on the right hand side.

## What3words Location Finder

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