

Land at Stanbury Manor

Morwenstow, Cornwall, EX23 9JQ

86 acres of level or gently sloping pasture / arable land in 8 easily manageable enclosures and 12 acres of cliff land on the popular north Cornish coast. Road frontage. Mains Water.

Bude 7 Miles Bideford 18 Miles Exeter 41 Miles

The Land at Stanbury Manor is located approximately 7 miles due North of the popular coastal resort of Bude in an enviable unspoilt location. The land runs from the road to the Southwest Coastal Path and to the beach beyond.

The Land

The land extends to approximately 98 acres (39.65ha) in 8 easily manageable enclosures of which 86 acres is grassland / arable and approximately 12 acres is cliff land. The majority being level or gently sloping and can either be accessed from several gateways off the council maintained, no through road with the two latter fields having access from the farm track which continues on from the no through road.

Services

Water – Mains

Tenure

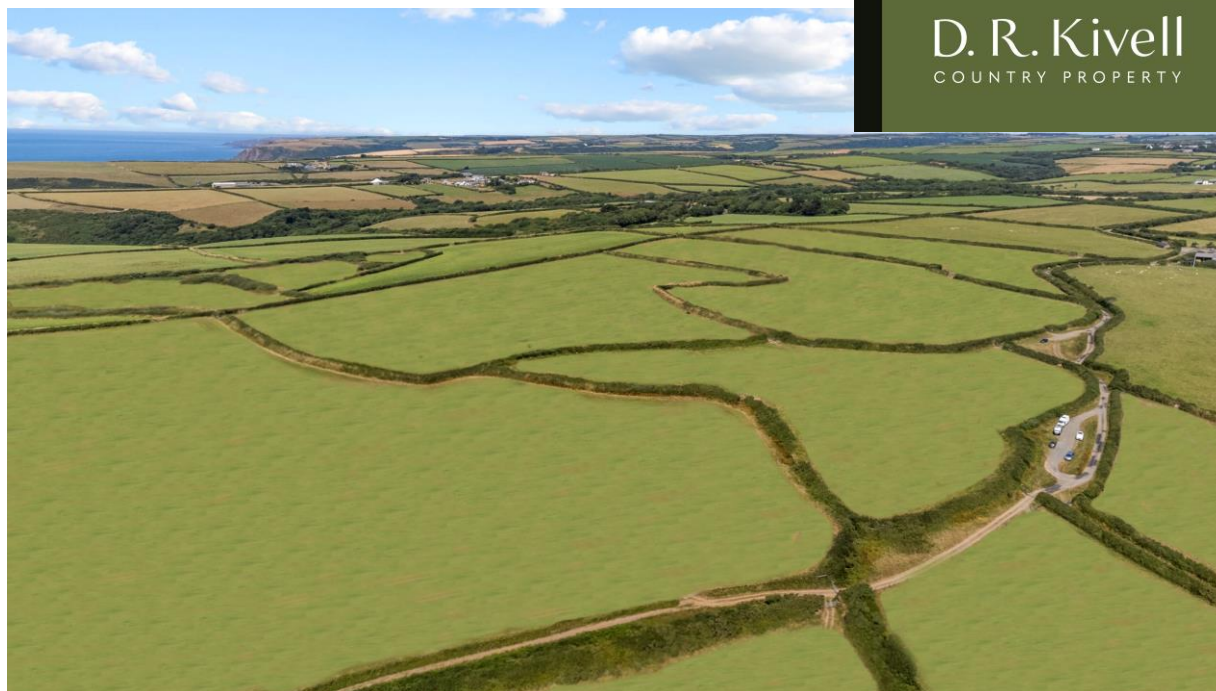
Freehold with vacant possession on completion.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY Tel: 0300 1234100.

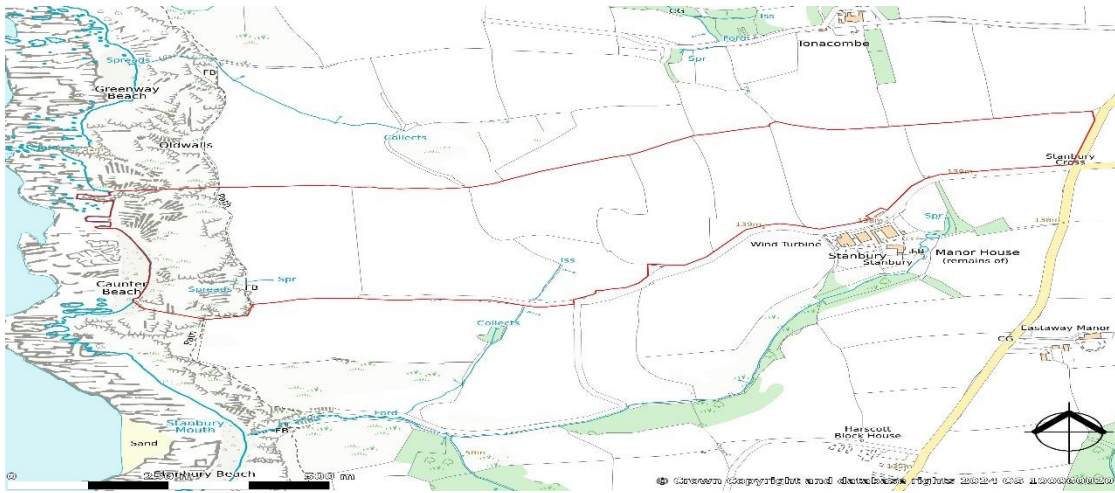
Viewing Arrangements

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



D. R. Kivell
COUNTRY PROPERTY





Directions

From Bude take the A39 and approximately 2 miles north of Kilkampton turn westwards at Crimpcross sign posted Morwenstow. Continue to the small hamlet of Shop bearing left in the village and then continue for a mile to the second minor crossroads. Continue carefully over this junction sign posted Stanbury Mouth the land is on the right of this road.

What3words Location Finder

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Agent's Notes

The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be whether mentioned in these general remarks and stipulations or particulars of sale or not. All figures and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

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