

Land at Narracombe Farm

Ilsington, Devon, TQ13 9RD

76 acres (30.75ha) of level or gently sloping grassland, in 10 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 76 acres (30.75 ha) level or gently sloping grassland 10 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

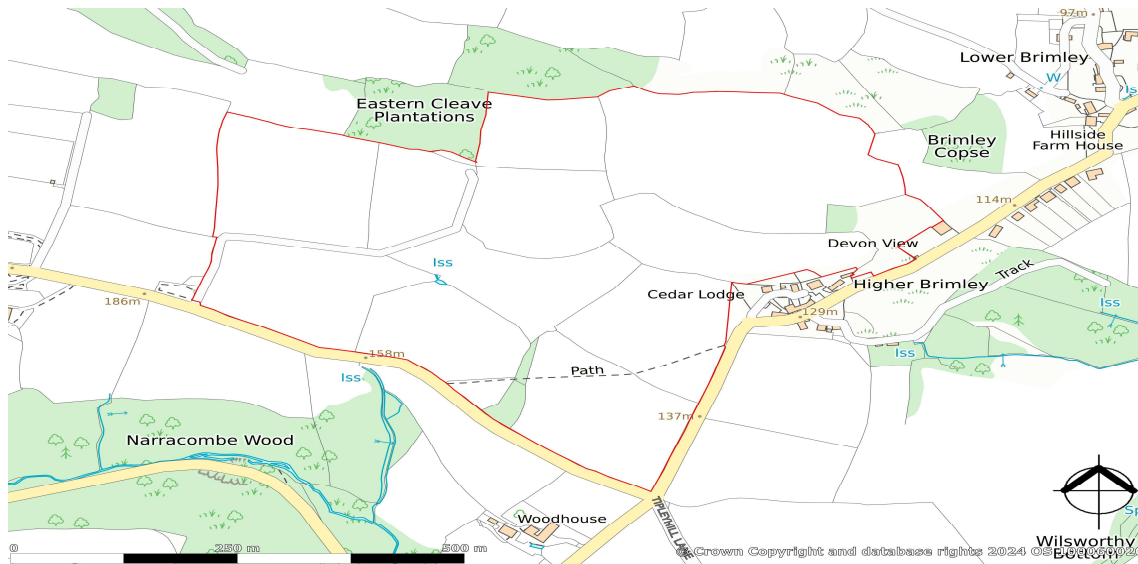
The land is offered for sale freehold with vacant possession on completion.

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 1st 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

commended.guards.derailed



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.

Tel **01822 810810**

Email sales@drkivell.co.uk Web drkivell.co.uk

South Brentor, Tavistock, Devon PL19 0NW
121 Park Lane, Mayfair, London W1K 7AG

