

Heathcote Wood Stoodleigh, Tiverton, Devon, EX16 9PQ

Asking Price £60,000

- 4.24 acres (approx)
- Private
- Picturesque stream access
- A wealth of wildlife
- Further woodland available
- Freehold
- Broadleaf / mixed
- Hardcore track and parking
- Perfect for rewilding

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

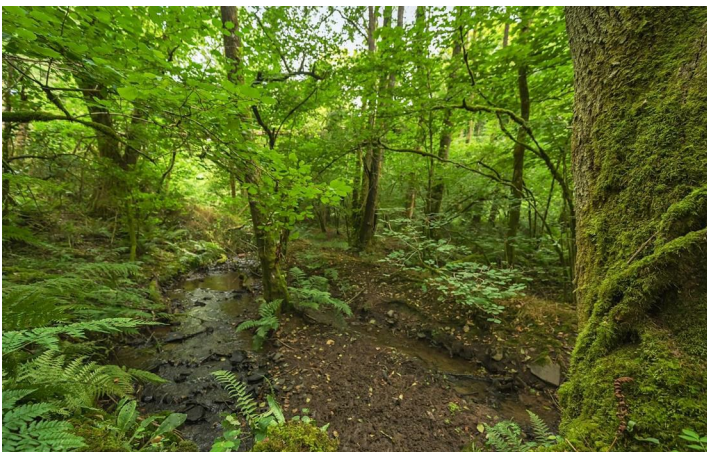


Heathcote Wood , Tiverton EX16 9PQ

Heathcote Wood - 4.24 acres of broadleaf woodland, set within a hidden valley just south of Stoodleigh, near the Exe Valley. Hardcore track access and a stream. Further woodland available.



Council Tax Band: Exempt



Heathcote Wood, offers a mix of coniferous and broadleaf woodland.

This is a pretty piece of traditional woodland, ready for the next owner to create some hideaways, and a stream runs along the lower boundary. The vendor also tells us that there is a fabulous weath of wildlife here.

Tucked away just south of the small village of Stoodleigh, near to the River Exe, this really is a beautiful hidden valley that must be seen to be appreciated.

Heathcote Wood offers a wonderful mix of broadleaf woodland, consisting of Oak, Larch and Ash, some spruce, and Fir. A picturesque stream runs along the foot of the wood. The woodland has been well maintained, an established track offering ease of access. Within the wood there is plenty of parking, within a small quarry, stone from which has been used on the tracks.

The wood offers many a secluded spot to become closer to nature, with a wide variety of visiting wildlife, and significant variety of woodland fauna.

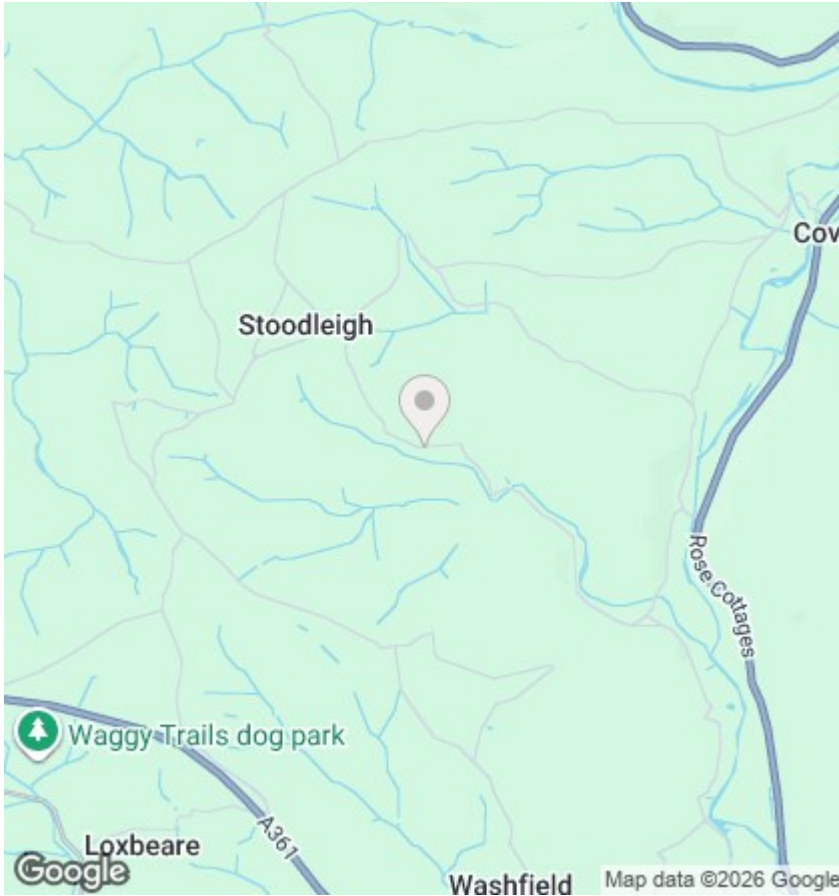
The market town of Tiverton lies a few miles south, with Exeter some 12 miles further down river. Exmoor National Park lies within striking distance to the north. Access from Junction 27 of the M5 is straight forward, with a few minutes journey along the North Devon Link Road, and the B3127 Exe Valley Road. The lane leading to the foot of the woodland is thin and little used, and as such, the woods are most private with very little passing traffic.

The current owner has invested time and effort in creating good vehicular access through the wood, with Loxbeare Wood having access across Heathcote and Marley; and Heathcote Wood having access over Marley Wood.

Each wood is available as an individual lot, or as a whole.

Access:

For the purposes of viewing, it is best to approach the woodland from the south at Parkhouse Water. Viewing strictly by appointment only.



Directions

From Junction 27 of the M5, head towards North Devon. At the end of the dual carriageway, turn right at Bolham roundabout towards Bampton. After about 2.5 miles, turn left crossing the "Iron Bridge". Turn immediately left, and follow this lane, bearing right following the sign towards Stoodleigh. As the road turns sharply to the left, the gate will

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

