



Stone Mill Farm (Lot 2) , Chawleigh, Chulmleigh, Devon EX18 7JD

An attractive block of pasture land with river frontage

Chawleigh 0.75 miles Chulmleigh 2.8 miles South Molton 9.5 miles

- Pasture land with river frontage
- Good road access
- Total about 6.60 acres
- Freehold

Guide Price £70,000

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Situation and description

The land is set in a beautiful rural setting in the valley of the Little Dart. The village of Chawleigh is only three-quarters of a mile way and has a public house, church and post office/stores whilst the nearby small town of Chulmleigh offers excellent day to day facilities including post office, shops, churches, medical centre and good primary and senior schooling.

The land comprises a single enclosure of part sloping and part level pasture land with frontage on to the Little Dart river. There is good road access.

Total about 6.60 ACRES.

Plans and boundary fences

The land is outlined in blue on the attached plan for identification purposes only.

Services

There are no services connected to the land.

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Wayleaves and rights of way

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 at Eggesford Station take the turning opposite the station signposted to Chawleigh onto the B3042. Follow this road for approximately two miles and at Hollowtree Cross keep right towards Chawleigh. Drive into the village and take the fourth left turning with the Portsmouth Arms on the left hand side. Continue along this road and leave the village. Continue down the hill for a further 0.75 miles, The gateway to the land is just before the bridge on the left.

What3words Ref: twin.landlords.climbing



