

Marley, Heathcote, Loxbeare Woods Stoodleigh, Tiverton, Devon, EX16 6LH Asking Price £230,000

- Marley, Heathcote and Loxbeare Woods
- Mixed coniferous and broadleaf
- Hardcore track access
- Freehold
- 18 acres (approx)
- Mature Norway and Sika Spruce, Douglas Fir, Larch, Ash, and Oak.
- Stream access
- A wealth of wildlife

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Marley, Heathcote, Loxbeare Woods , Tiverton

A great opportunity to secure approximately 18 acres of mature mixed leaf woodland set within a secluded valley just South of Stoodleigh. Available as a whole, or in three separate lots.



Council Tax Band: Exempt

Marley, Heathcote and Loxbeare Woods, offer a mix of coniferous and broadleaf woodland, consisting of Norway and Sika Spruce, Douglas Fir, Larch, Ash, and Oak.

Tucked away just south of the small village of Stoodleigh, near to the River Exe, the woods occupy a peaceful and secluded position. This is a perfect opportunity to secure a rural hideaway, a great escape, for dog walking, and there is a good stock of mature trees becoming ready for harvesting.

A pretty stream runs along the lower boundary of each of the woods, and the vendor comments that there is a wealth of wildlife to be enjoyed.

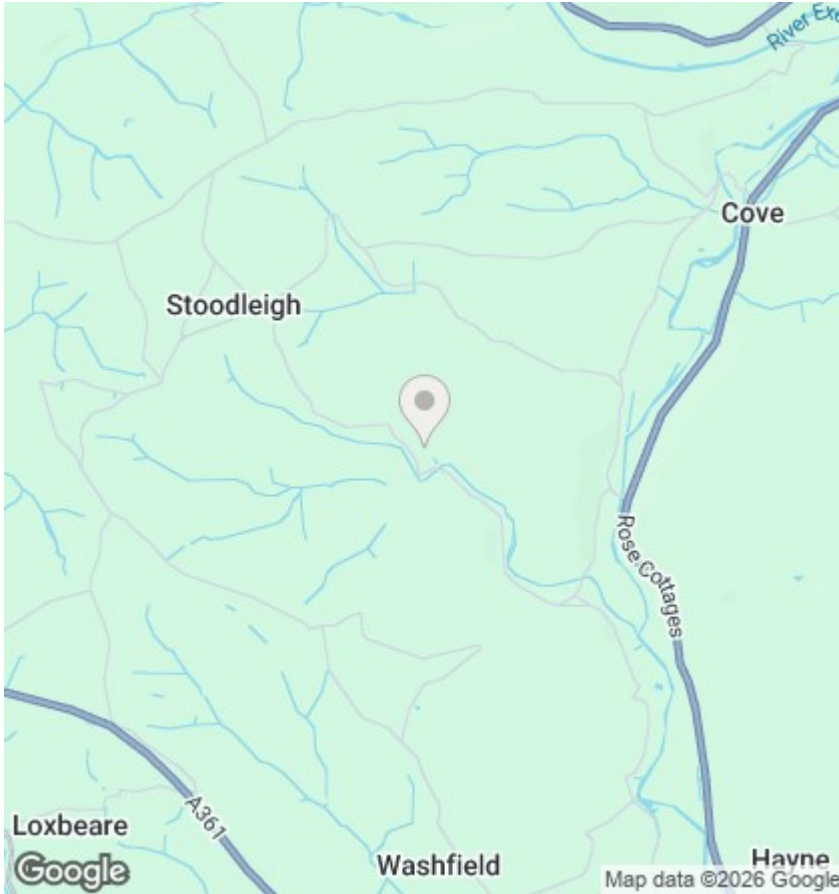
The market town of Tiverton lies a few miles south, with Exeter some 12 miles further down river. Exmoor National Park lies within striking distance to the north. Access from Junction 27 of the M5 is straight forward, with a few minutes journey along the North Devon Link Road, and the B3127 Exe Valley 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 solid vehicular access through the woods, 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
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	