



Seymour Meadows , Highampton, Beaworthy, EX21 5LR

Approximately 2.6 acres of pasture land and woodland situated on the edge of Highampton.

Hatherleigh 4 Miles, Okehampton 12 Miles

• Pasture Paddock • Mature Oak Woodland • Parking/Hardstanding • Easy Access • Village Edge • Freehold

Guide Price £65,000

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SITUATION

The land is situated on the edge of the rural village of Highampton, which offers a Public House, Church, Primary School and Village Hall. Sheepwash is also close by where there is a village store and the popular Half Moon Inn. Comprehensive schooling is to be found in towns of Holsworthy and Okehampton, with private education at the nearby Shebbear College. A wide range of shops and services can be found in the nearby market towns of Hatherleigh and Holsworthy, with their weekly markets and regular livestock sales. These towns also have a range of supermarkets, doctors surgeries, library, swimming pool, inns and local shops. The coastal resort of Bude and the north coasts of Cornwall and Devon are within easy reach. The town of Okehampton is within twenty minutes drive, offering a range of locally and nationally owned shops, supermarkets and businesses, cinema, modern hospital and state of the art leisure centre. From Okehampton there is easy access via the A30 to Exeter, with its M5 motorway, mainline rail and international air connections. Sheepwash is surrounded by rolling typically Devonshire countryside, with many opportunities for riding and walking together with excellent fishing on the River Torridge.

DESCRIPTION

A superb opportunity to purchase a parcel of amenity land extending to approximately 2.6 acres or thereabouts. As you enter from the parish road, there is an area of gravelled hardstanding and a turning area. Approximately 1/3 of the land is laid to pasture or suitable for grazing, with hedge and fence boundaries and mature trees, the paddock slopes down to a stream which forms the western boundary. Adjoining the paddock, is an area of mature woodland which forms the remaining 2/3rds. Mainly planted with delightful mature oak trees which harbour a wealth of wildlife and wild flowers.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes

etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

DIRECTIONS

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From Okehampton Fore Street turn right at the traffic lights between the town hall and Lloyds TSB. At the mini roundabout continue straight across, heading for Hatherleigh. At Elmead Cross turn right onto the A386 and stay on this road for approximately 6 miles, until reaching the roundabout at Hatherleigh. Turn left signposted to Highampton and proceed on this road for approximately 4 miles until entering Highampton. On the sharp left hand bend just after the Golden Inn, fork right signposted to Sheepwash. Follow the hill down and after a short distance, (just after an agricultural farm building on your left), the gateway to Seymour Meadows will be found on your left, identified by a Stags for sale board.

DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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