



Marley Wood Stoodleigh, Tiverton, Devon, EX16 9PQ

Guide Price £80,000

- 5.85 acres (approx.)
- Coniferous - Norway and Sika Spruce
- Picturesque stream
- Stream access
- Perfect for rewilding
- Freehold
- Private
- Hardcore track access
- A wealth of wildlife
- Further woodland available

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Marley Wood , Tiverton EX16 9PQ

Marley Wood - 5.85 acres of coniferous woodland, set within a hidden valley just south of Stoodleigh, near the Exe Valley. Hardcore track access, parking, and a stream. Further woodland available.



Council Tax Band: Exempt



LongDescription

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

Marley Wood offers a mature parcel of coniferous woodland, consisting of Norway Spruce, Sika Spruce, and Douglas Fir, along the foot of which a picturesque stream runs. The woodland has been well maintained, with established tracks offering ease of access. Within the wood there is plenty of parking, with its own private access.

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.

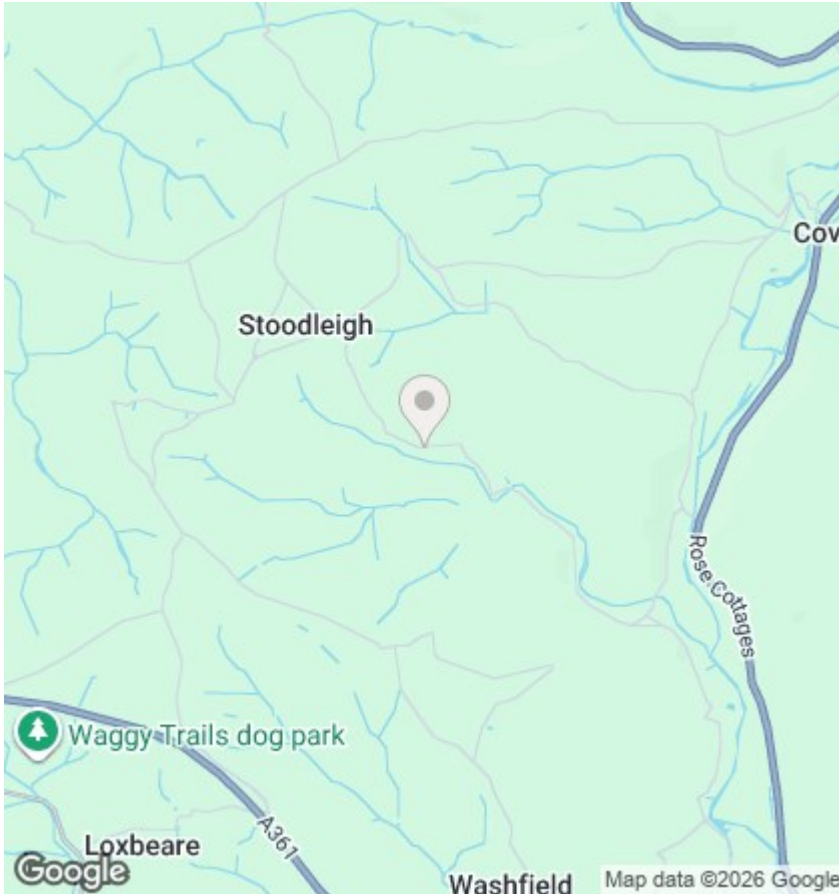
The market town of Tiverton lies a few miles south, with Exeter some 12 miles further down river. Exmoor National Park lies within striking distance to the north. Access from Junction 27 of the M5 is straight forward, with a few minutes journey along the North Devon Link Road, and the B3127 Exe Valley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

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	

