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PHILLIPS SMITH & DUNN



null Bed Land

Land at, Penhill Fremington, Barnstaple, Devon, EX31 2NG

Offers In Excess Of

£100,000

- Accessable Location
- Popular Location
- Amenity Land
- Contact The Team For Information
- Mostly Level Grassy Paddock

Bideford 01237 879797 • Barnstaple 01271 327878 • Braunton 01271 814114

www.phillipsland.com barnstaple@phillipsland.com





An appealing parcel of amenity land occupying a convenient countryside position at Penhill, close to the popular villages of Bickington and Fremington. Extending to approximately 4.01 acres (1.62 hectares), this level, grassy paddock offers an excellent opportunity for those seeking accessible grazing land or space to enjoy a range of rural interests.

The land's manageable size and level nature make it particularly attractive for private purchasers seeking their own paddock. It would be ideally suited to grazing ponies, small horses or animals such as alpacas and donkeys, subject to appropriate fencing and husbandry arrangements. Its proximity to the surrounding villages also makes it convenient for regular visits and day-to-day care.

Situated approximately 700 yards from the B3233, the paddock combines a countryside setting with accessibility. A nearby public footpath offers opportunities to explore the surrounding area on foot, adding to the land's recreational appeal.

Bickington and Fremington provide a range of everyday amenities and community facilities, with further shopping available at nearby Roundswell. The wider parish benefits from a network of footpaths and access to the popular Tarka Trail, while Fremington Quay provides an attractive destination for walks beside the Taw Estuary. www.fremingtonparishcouncil.gov.uk

The neighbouring villages of Yelland and Instow offer further coastal and countryside appeal, while Barnstaple provides a broader range of shops, leisure facilities and services. The location will therefore appeal to those seeking a useful parcel of land within convenient reach of the surrounding residential areas.

We are told by the seller that there is mains water to the field.

Services

None to site, electric & water nearby.

Sporting Rights

Included

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or outside of usual office hours contact Edward on 07772363674







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Directions

Location and access: For satellite navigation, use EX31 2NG. The access gateway can be located using what3words: ///eggs.convinces.pavement.

Looking to sell? Request a free sales valuation for your property.

Call 01237 879797

or email bideford@phillipsland.com

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