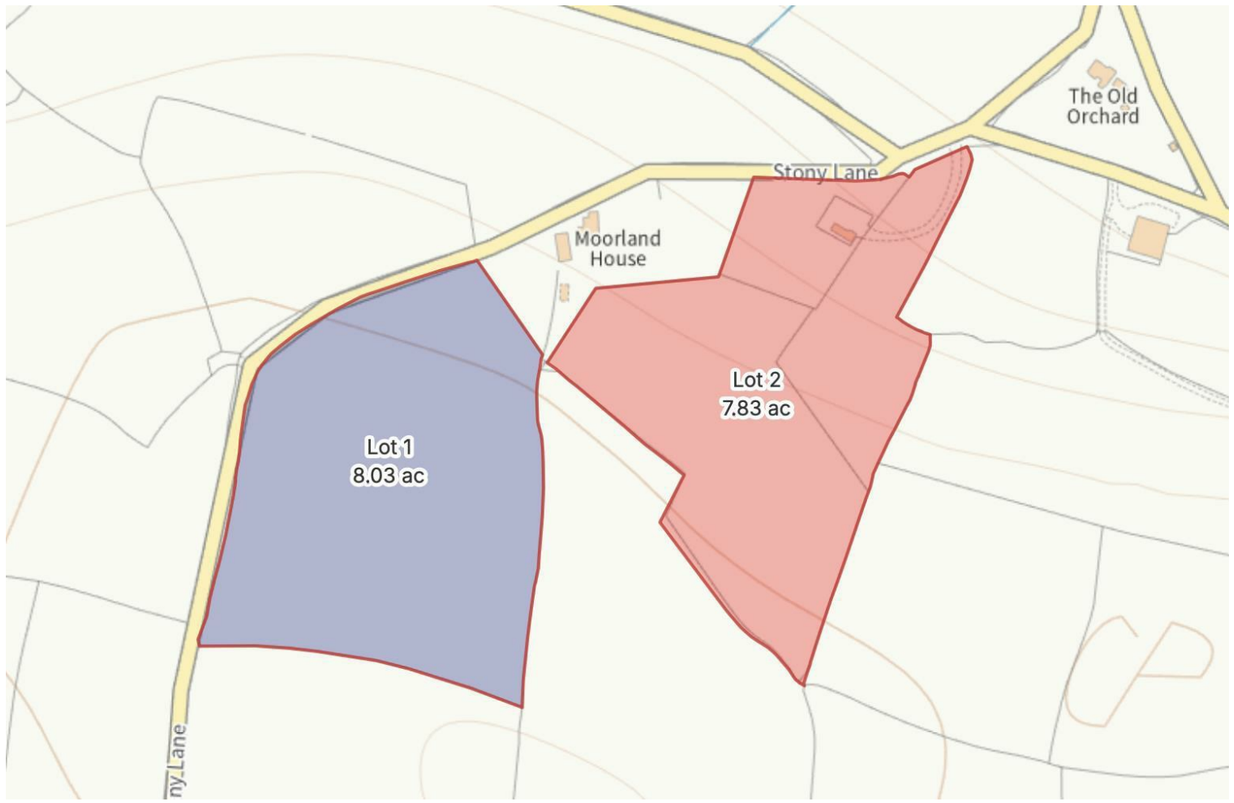

Directions

Leaving Barnstaple on the A361 as to Tiverton take the 3rd exit at the Landkey roundabout (nearing completion) into Landkey. Proceed for a half mile and you will pass the Castle Inn on your left. Shortly after you will see a red phone box on your left, opposite Mill road. Turn right into Mill road. Pass over the bridge and turn left to front of the cottages. 600 metres on take the right turn. 100 metres on take the left fork up the hill to Bableigh. The land is either side of Moorland House, please revert to the land or agent for

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Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Land Available As Whole Or 2 Lots

Lot 1 & 2, Land Adjacent Moorland House Stony Lane, Landkey, Barnstaple, EX32 0NR

FROM
£85,000

- Pretty Setting With Far Reaching Views
- Excellent Grassy Paddocks
- Lot 2 With Stable Building
- Good Access
- Amenity Land
- Viewing By Arrangement





Land at Stony Lane, near Barnstaple, available in two lots, totalling approximately 15.86 acres (6.42 hectares). An opportunity to acquire two accessible parcels of land in an attractive North Devon countryside setting. Offered separately, the lots extend to approximately 8.03 acres and 7.83 acres, with the latter including an old timber stable block. Both benefit from good road access and can be viewed from the roadside.

Lot 1 – Approximately 8.03 acres (3.25 hectares) Guide Price: £85,000

Shown shaded blue on the accompanying plan, Lot 1 comprises a single parcel of land with an extensive frontage to Stony Lane. Its convenient roadside position and good access make it an appealing proposition for neighbouring landowners or purchasers seeking a manageable parcel of countryside for grazing, amenity or other rural interests, subject to any necessary consents. Gateway what3words: ///pickle.eats.devoured

Lot 2 – Approximately 7.83 acres (3.17 hectares) Guide Price: £125,000

Shown shaded pink on the accompanying plan, Lot 2 comprises an irregularly shaped parcel of land with good road access from Stony Lane. An old timber stable block provides an additional feature of interest, particularly for purchasers considering grazing or equestrian use, subject to confirmation of its condition and any necessary consents. No residential or development consent is implied. Gateway what3words: ///erase.essay.passing

Despite its secluded feel, the land remains well connected to the surrounding North Devon villages, including Landkey, Bishops Tawton, Chittlehampton and Swimbridge, which collectively offer a range of village amenities and community facilities.

A short drive away lies Barnstaple, the historic borough and administrative centre of North Devon, offering an extensive range of shopping, business and leisure facilities. These include Green Lanes Shopping Centre, major supermarkets, a theatre, leisure centre and tennis courts, with Portmore Golf Course nearby.

The wider region is renowned for its countryside and coastline, from the rugged landscapes of Exmoor National Park to the surfing beaches of Croyde, Saunton and Woolacombe. Sailing and boating can be enjoyed at Instow and Appledore, while golf courses include those at Saunton and Westward Ho!.
There are no known services connected to the site. Both lots can be viewed from the roadside; anyone wishing to enter the land should arrange an appointment through Phillips Smith & Dunn. All acreages and boundaries are approximate, with the accompanying plan provided for identification purposes only.

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878



Room list: