



## Loxbear Wood Stoodleigh, Tiverton, Devon, EX16 9PQ

Asking Price £100,000

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

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



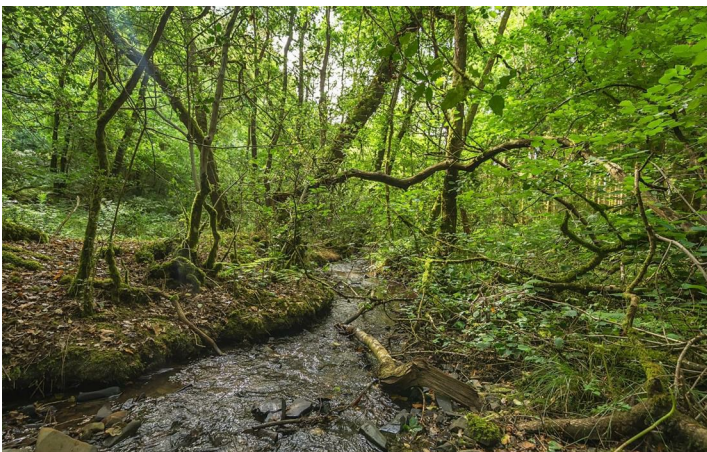
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# Loxbear Wood , Tiverton EX16 9PQ

Loxbear Wood - 8.38 acres of coniferous woodland, set within a hidden valley just south of Stoodleigh, near the Exe Valley. Hardcore track access and a stream. Further woodland available.



Council Tax Band: Exempt



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Loxbeare Wood, offers a mix of coniferous woodland, consisting of Douglas Fir, Norway and Sika Spruce.

A pretty stream runs to the lower boundary of the wood, and the vendor reports that there is a wealth of wildlife to enjoy. This parcel of woodland enjoys complete privacy, with no other access through it.

Tucked away just south of the small village of Stoodleigh, near to the River Exe, the woods occupy a peaceful and secluded position.

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.

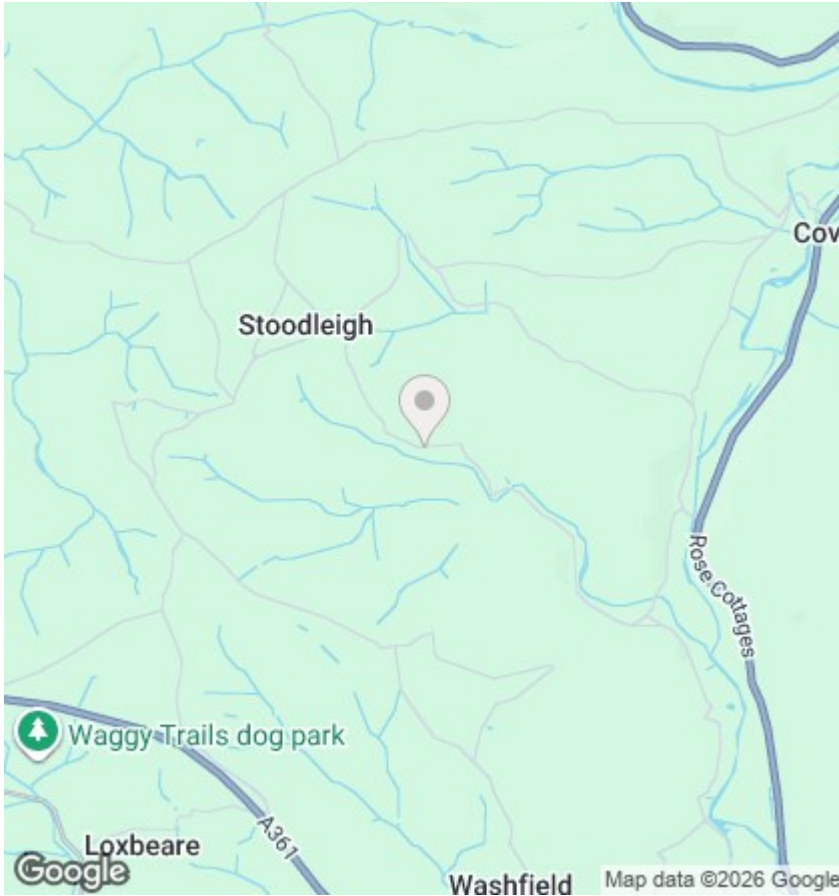
The current owner has invested time and effort in creating good solid vehicular access through the woods, with Loxbeare Wood having access across Heathcote and Marley; and benefitting from complete privacy.

Additional woodland is available.

Access:

For the purposes of viewing, it is best to approach the woodland from the south at Parkhouse Water. Viewing strictly by appointment only.

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## 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

