



Stone Mill Farm (Lots 3 & 4) , Chawleigh, Chulmleigh, EX18 7JD

An attractive run of river meadow, pasture and mature woodland woodland with a very useful agricultural building with potential (stp)

Chawleigh 0.75 miles Chulmleigh 2.8 miles South Molton 9.5 miles

- Highly attractive river meadow, pasture and mature woodland
- Useful agricultural building with potential (stp)
- Good road access
- Total about 19.96 ACRES
- Freehold

Guide Price £245,000

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Situation and description

The land and is set in a beautiful rural setting in the valley of the Little Dart. The village of Chawleigh is only three-quarters of a mile way and has a public house, church and post office/stores whilst the nearby small town of Chulmleigh offers excellent day to day facilities including post office, shops, churches, medical centre and good primary and senior schooling.

The land comprises two distinct blocks of highly attractive meadow meadow, pasture land and mature deciduous woodland with a very useful agricultural building that has potential for conversion (stp).

LOT 3 - River meadow to the south of Stone Mill Bridge amounting to 9.96 ACRES (outlined in yellow).

LOT 4 - Modern agricultural building, sloping pasture land and mature woodland amounting to about 10 ACRES (outlined in green).

Plans and Boundary Fences

The land lots are clearly marked on the attached plan for identification only.

Lot 3 - 9.96 ACRES (Outlined in yellow).

Lot 4 - 10 ACRES (Outlined in green).

Services

There are no services connected to either lot.

Sporting and mineral rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Wayleaves and rights of way

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 at Eggesford Station take the turning opposite the station signposted to Chawleigh onto the B3042. Follow this road for approximately two miles and at Hollowtree Cross keep right towards Chawleigh. Drive into the village and take the fourth left turning with the Portsmouth Arms on the left hand side. Continue along this road and leave the village. Continue down the hill for a further 0.75 miles. After crossing the bridge turn right and continue along this country lane for a short distance

and the gate to Lot 3 the land will soon be found on the right and shortly after the gate into Lot 4 is on the left.

Lot 3 gateway - What3words Ref:
fizzled.regaining.rebirth

Lot 4 gateway - What3words Ref:
riverside.cracking.nicknames



