



Bond
Oxborough
Phillips
Changing Lifestyles

Bowstar Meadow
Ashwater
Beaworthy
Devon
EX21 5DL

Asking Price: £64,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- EXCITING OPPORTUNITY
- QUIET AND PEACEFUL LOCATION
- ACCESSED OFF A PARISH ROAD
- 3.75 ACRES
- ESTABLISHED WOODLAND
- RANGE OF NEWLY PLANTED SAPLINGS
- SUPPORTS AN ABUNDANCE OF NATIVE BIRDS & WILDLIFE
- ALL VIEWINGS TO BE ACCOMPANIED BY BOND OXBOROUGH PHILLIPS



Nestled within the heart of the Devon Countryside, in the most quiet and peaceful location, is an exciting opportunity to acquire a parcel of woodland extending to approx. 3.75 acres. The majority of the land has recently been planted with a variety of native saplings by the current owner, which has been well thought out to, in time create the most wonderful wooded area. Within the grounds there is a small established area of woodland to the rear. The ground is accessed off a parish road and has an area of hard standing providing off road parking for a couple of vehicles. To arrange your site visit, please contact the Holsworthy office on 01409 254238 or email on holsworthy@bopproperty.com.





Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching Dunsland Cross, and here turn right onto the A3079 towards Okehampton. After 1.4 miles turn right at Morecombe Cross signed Ashwater. Follow this road for just approx. 1.8 miles, where the entrance to Bowstar Meadow will be found on the right hand side.

Situation

Ashwater is a small friendly village centred around its traditional picturesque green which is bordered at one end by a popular local Inn and at the other by the historic Parish Church. Amenities include a community Shop/Post Office, nearby Primary School and a most impressive/well supported modern Village Hall. The village is surrounded by rolling Devon farmland with the nearby bustling market town of Holsworthy which has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean Café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course, etc. Bude on the North Cornish coast is some 16 miles, and Cornwall's Ancient Capital of Launceston and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.



Internal Description

Access - The property is accessed off a quiet parish road, a shared drive leads to an area of hardstanding for parking.

Trees - The current owner has spent a substantial amount of time and effort creating a new woodland to work alongside the small established woodland that is already on the land. They have selected a wide range of traditional trees and carefully positioned them on the 3.75 acres. The variety of saplings that have been planted include: Hawthorn, Dogwood, Wild Cherry, Birch, Hazel, Field Maple, Common Oak, Crab Apple, Holly, Willow, Alder, Australian Blackwood along with various Apple, Plum, Pear and Cherry Trees.

Native birds and Wildlife - This quiet and peaceful setting allows for an abundance of native wildlife to thrive, providing interest throughout the year. There have been sightings of many birds of prey, deer and occasionally the odd hare.

Wayleaves and Rights of Way - We are informed by the owner that there are no public footpaths or rights of way across the land.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors solicitor will confirm precise boundaries upon agreement of the sale.

Covenants - General woodland covenant applies. Further details to be confirmed by the solicitor.

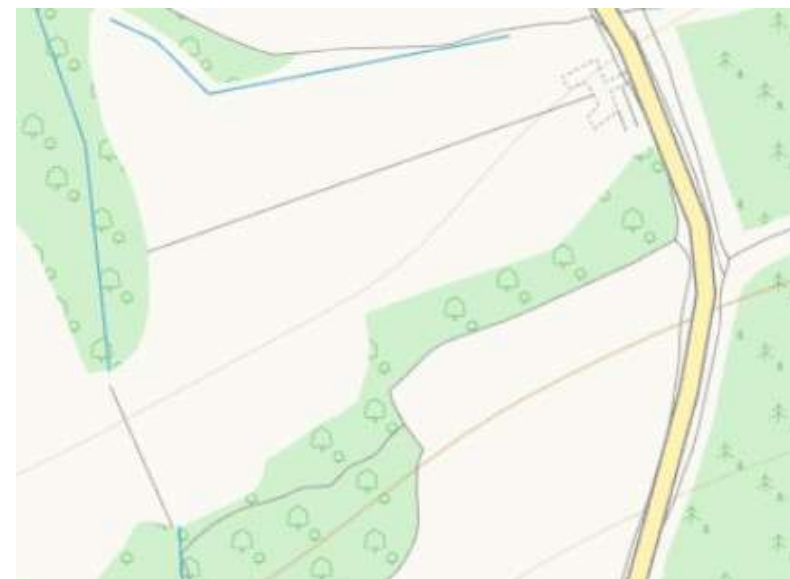
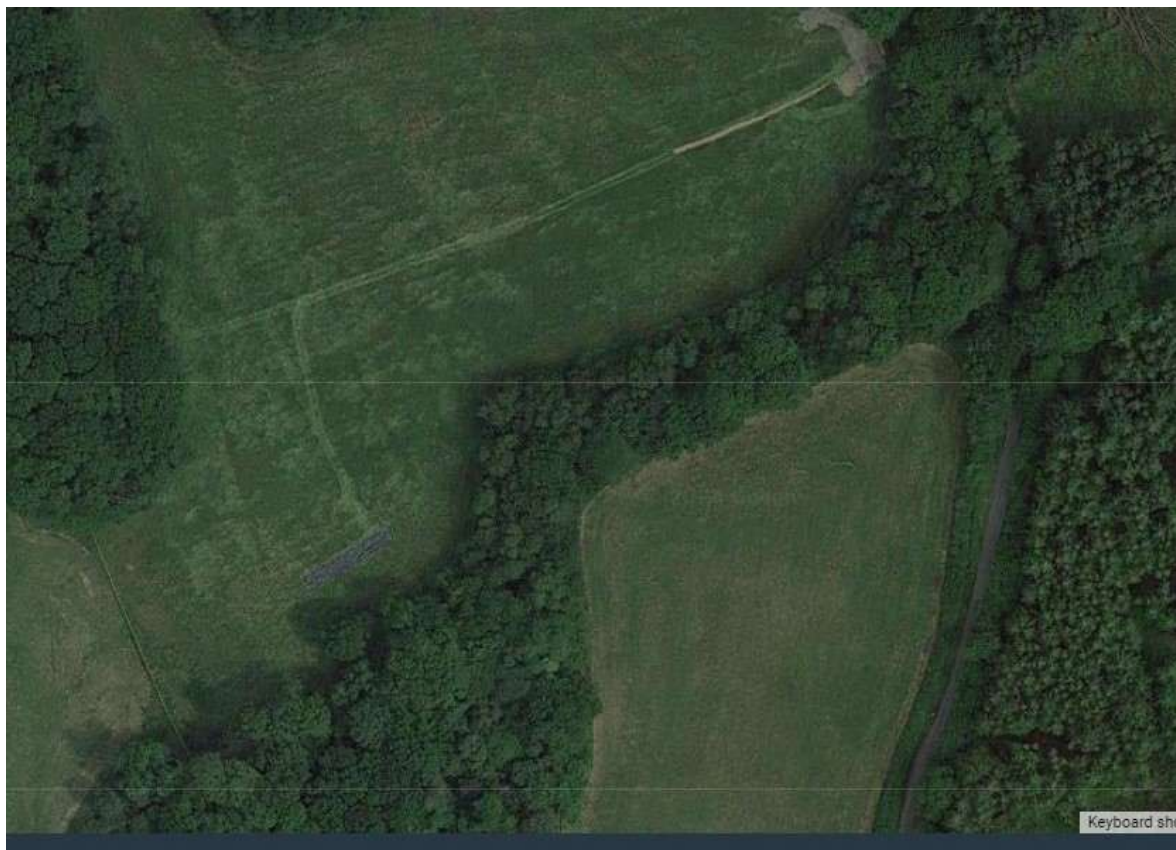
Viewings - All viewings are to be accompanied by a member of the Bond Oxborough Phillips Team. To arrange a viewing, please contact us on 01409 254238 or email us on holsworthy@bopproperty.com.

Agents note - A caravan is on the land, there is no planning permission for this. The caravan is used as a store and shelter.

Services - No services connected.



Bowstar Meadow, Ashwater, Beaworthy, Devon, EX21 5DL



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy

Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

