



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Land Opposite Blackberry Fields  
Woodford  
Morwenstow  
Bude  
Cornwall  
EX23 9HY



**Asking Price: £115,000 Freehold**



Changing Lifestyles

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Land Opposite Blackberry Fields, Woodford, Morwenstow,  
Bude, Cornwall, EX23 9HY

## Changing Lifestyles

**An attractive and versatile block of approximately 8.5 acres of gently sloping pasture land, set in a superb rural position near Woodford, Morwenstow, enjoying far-reaching views towards the coast and sea beyond.**

**The land is arranged as two adjoining fields, each benefitting from its own separate access directly onto a parish road, making it practical for a range of uses including equestrian, recreational or agricultural purposes.**

- Approximately 8.5 acres of gently sloping pasture land
- Arranged as two adjoining fields
- Far-reaching rural views extending towards the coast and sea beyond
- Recently used for equestrian purposes, but equally suited to recreational or agricultural use
- Good outriding available directly from the land via quiet county lanes and nearby bridleways
- Useful outbuildings including an open barn and field shelter
- Extensive stone-laid hardstanding, ideal for parking, storage or yard use
- Small garden area with timber summerhouse
- Conveniently located with straightforward access from Bude and surrounding villages
- Access to the land via what3words `///rotate.exonerate.envelope` for precise navigation



**The land is situated in a peaceful rural setting near Woodford, Morwenstow, surrounded by unspoilt North Cornwall countryside and enjoying an elevated position with far-reaching views towards the coast and sea beyond. The location offers a desirable balance of seclusion and accessibility, with direct access onto a quiet parish road.**

**The surrounding area is renowned for its excellent equestrian riding, with quiet county lanes and nearby bridleways providing safe and scenic outriding from the land itself. The dramatic Morwenstow coastline, coastal footpaths and open countryside are all within easy reach, while nearby villages and towns provide day-to-day amenities.**

### Directions

From the Bude, proceed out of the town toward Stratton turning left at the A39 toward Bideford. Continue along this road for approximately 6 miles, continuing beyond Kilkhampton. After leaving Kilkhampton proceed up the hill passing the large layby take the next left-hand turn. Follow this road for a short distance before taking the right hand turn. Continue along this road for approximately 0.8 miles and the entrance to the land will be found on the right hand side with a Bond Oxborough Phillips sign clearly displayed.

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.

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