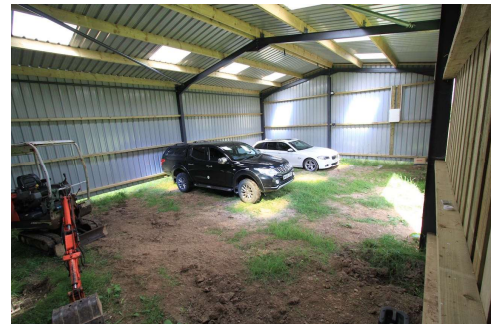


Sunrise Barn
Woodacott
Holsworthy
Devon
EX22 7BU



Guide Price: £135,000 Freehold



Changing Lifestyles

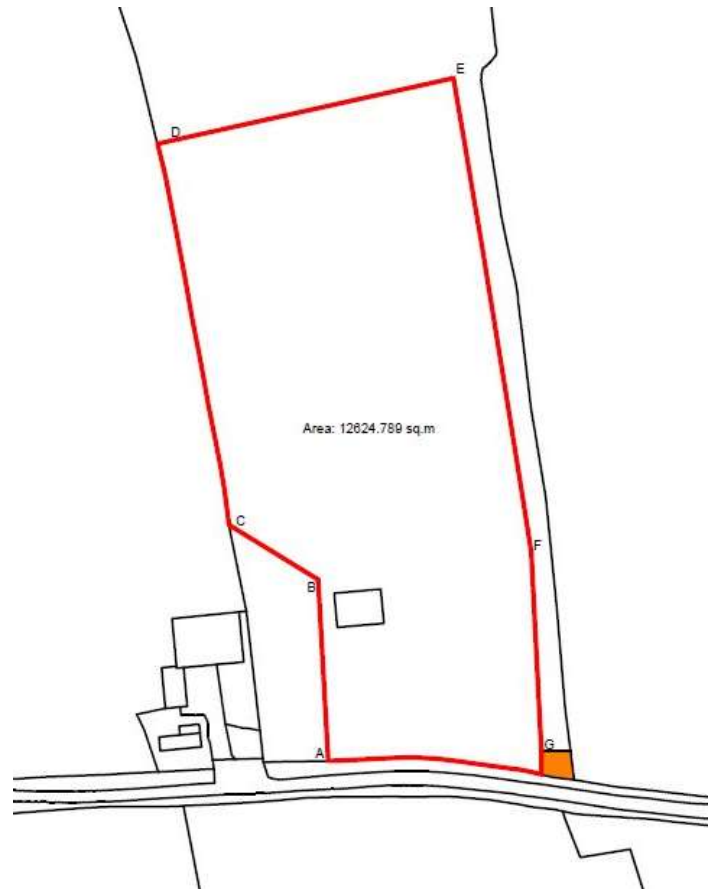
01409 254 238
holsworthy@boproperty.com

Overview

Situated in a fantastic position on the edge of this sought after Hamlet, surrounded by unspoilt countryside is this pretty parcel of land totalling approximately 3.1 acres, with a 12m x 8m newly built barn suiting a variety of agricultural and recreational uses, whilst equally holding development potential subject to gaining the necessary planning consents.

Location

Woodacott is a conveniently situated small and quiet hamlet comprising mainly individual and well presented residential properties. The bustling market town of Holsworthy is some 4 miles with its comprehensive range of national and local shops together with many amenities including Indoor Heated Swimming Pool, Schools, Library, Park, Health Centre, Sports Hall, Golf Course, Bowling Green etc. For those wishing to travel further afield Okehampton, the "gateway" to Dartmoor, is some 20 miles with the A30 dual carriageway providing a speedy link to the M5 motorway and Cathedral City of Exeter with its inter-city rail and airport links. Bude on the spectacular North Cornish coast is about 14 miles, and the regional North Devon Centre of Barnstaple is some 30 miles. Neighbouring villages include Shebbear with its well known Public School which is some 4 miles distant.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 2 miles and upon reaching Anvil Corner turn left to find Thornbury. Follow this road for just over 1 mile at Blagdon Cross turn right signed Woodacott. Follow this road into the hamlet, proceed through the hamlet, after a short distance turn left at Windy Cross, proceed for approximately 150 yards, the land will be found on the right hand side.

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.

- APPROXIMATELY 3.11 ACRES
- 12m x 8m AGRICULTURAL BARN
- EDGE OF HAMLET LOCATION
- BEAUTIFUL COUNTRYSIDE VIEWS SURROUNDING
- DEVELOPMENT POTENTIAL CONSIDERED
- SUITING A VARIETY OF USES
- NEWLY FENCED AND GATED