



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Land at Cleverdon Cross  
Bradworthy  
Bradworthy  
Devon  
EX22 7TY

**Guide Price: £200,000 Freehold**



Changing Lifestyles

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# Land at Cleverdon Cross, Bradworthy, Bradworthy, Devon, EX22 7TY



- STUNNING PARCEL OF LAND
- PASTURE PADDOCKS
- LAKE AND WILDLIFE AREA
- WOODLAND
- APPROXIMATELY 8 ACRES
- LOCATED ON THE EDGE OF A POPULAR VILLAGE
- MAINLY STOCK PROOF FENCED
- GOOD ROAD ACCESS
- BEUATIFUL SETTING



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## Overview

Located on the outskirts of the very popular village of Bradworthy is this picturesque block of land totalling approximately 8 acres, comprising a mix of pastureland in the form of 2 enclosed paddocks bordered by stock proof fencing, small areas of mature woodland and a very beautiful lake and wildlife area.

## Location

The small and friendly village of Sutcombe is surrounded by rolling farmland and has its own well supported Village Hall. The village of Bradworthy is about 3 miles away and is the main centre for the locality with its good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 13 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket approximately 7 miles distant. The regional and North Devon centre of Barnstaple is around 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

**The land** - The top two paddocks at the top are gently sloping to the south, being stock proof fenced with an inter connecting gateway and individual five bar gates giving good access off the parish road. The bottom section of the land houses a stunning lake with an island, and is home to an abundance of native wildlife. With natural hedgerows and mature trees.

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

**Wayleaves and rights of way** - We are informed by the owners that there are no public footpaths across the land.

**Services** - No mains services connected.

**Viewings** - Viewings are strictly to be arranged with and accompanied by the selling agent, Bond Oxborough Phillips.

**what3words** - ///itself.growl.smarting

## Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 7 miles and upon entering the village, at Littleford Cross, turn right. Proceed past the turning on the left into Ford Crescent, down the hill following the road around to the left, proceed on this road for approximately half a mile, upon reaching Cleverdon Cross the entrance to the field will be found on the right hand side .



## Land at Cleverdon Cross, Bradworthy, Bradworthy, Devon, EX22 7TY



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.

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