



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

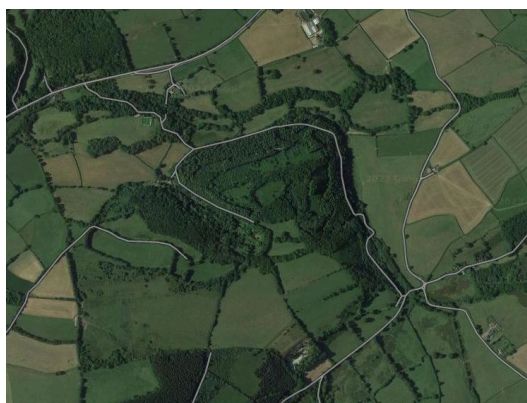
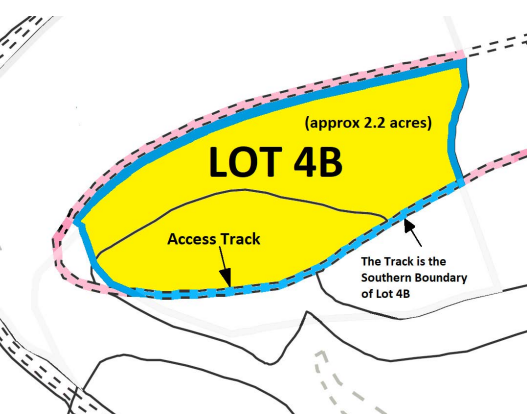
# Woodland at Combebow

## Lewdown

### EX20 4ED



## Guide Price - £36,000



#### Directions guide:

Nearest postcode is **EX20 4ED**. Then follow the **Pink Track** to the reservoir area (where parking is possible). Then walk along the **Pink Track** which leads to the **Yellow Area Woodland for Sale**.

Additional parking available on the **Purple zone**.

Using **what3words** app:

- Parking is at **partners.expel.buzzer**
  - Red X point is at **crackled.honest.commoners**
- What3words is a mapping app which helps pin point locations:

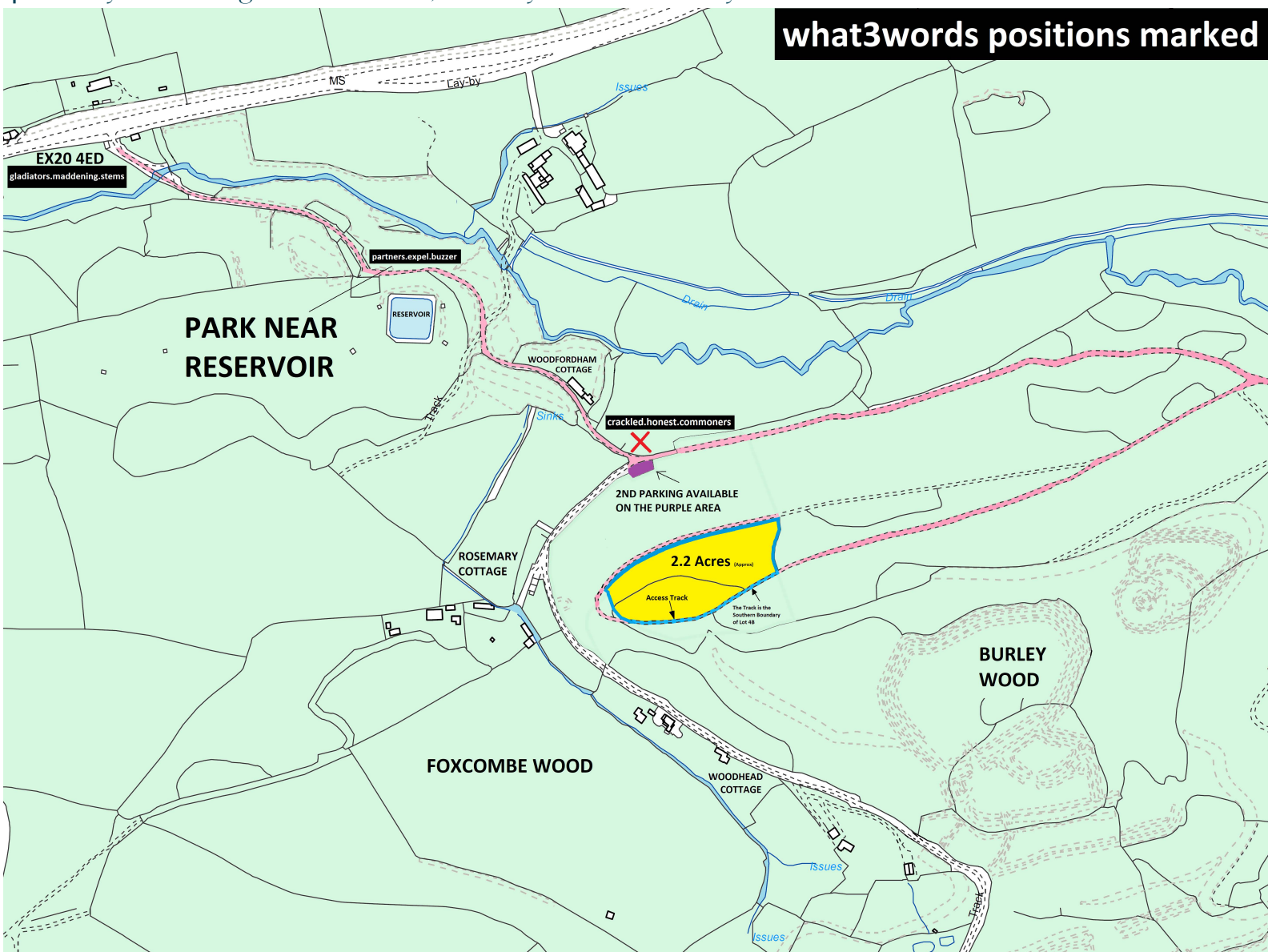
<https://what3words.com/products/what3words-app>



# Woodland at Combebow, Lewdown, EX20 4ED.



A unique opportunity to acquire approximately 2.2 acres of woodland within close proximity to the village of Bridestowe, and easy access to the city of Exeter...



If you are looking for your own haven of peace and quiet, tucked away in the heart of the Devonshire countryside, then this plot of woodland may be perfect for you!

With a plot size of roughly 2.2 acres of mature woodland on a slight gradient, it has a wealth of possibilities. If you are looking for a quiet place to relax on the weekends, or even walk the dogs this is a perfect haven to have. Further negotiation available if necessary.

The woodland itself is a short drive from the Sourton access point to the A30 which provides access to Exeter and beyond, as well as through local towns such as Launceston to Bodmin. Easily reached from the A30 and then via a quiet country lane and then by a stoned forest track suitable for most family vehicles. The quiet country lanes allow the enjoyable exploration of the locality on foot or bicycle. Both Okehampton and Lydford are very accessible within a short drive and both of these locations have their own castles so are great for historical days out.

The Dartmoor National Park is also a stone's throw away, boasting a stunning 368 square miles of protected wild moorland and deep river valleys. Nearby are the stunning attractions of Sourton Tor and Gren Tor. There are also good links to the north Cornwall coasts and beaches with the seaside resort of Bude within a 30 minute drive.