



Bond
Oxborough
Phillips

Changing Lifestyles

Land off
Harrowbeard Lane
Marhamchurch
Bude
Cornwall
EX23 0HY

Guide Price: £100,000 (Freehold)



Changing Lifestyles

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Located close to the centre of this popular village, a 4.67 acre parcel of land lending itself to agricultural, recreational and equestrian use. The gently sloping south facing pasture enjoys far reaching views across to the cliff-tops at Widemouth Bay and surrounding countryside.

The land enjoys a pleasant location within this most attractive self-contained village offering a convenient range of local amenities including places of worship and popular local inn and a community shop, etc. The popular coastal resort of Bude is some 2 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. upon reaching the A39 take the right hand turning towards Wadebridge and take the second left hand turning signposted Marhamchurch. Proceed up the hill into and shortly after passing St Marwenne Close, Harrowbeard Lane will be found on the right. Continue down the lane whereupon the entrance to the field will be found on the left.

Boundaries

The plan of the land is indicated to be used as a good guide as to what is being sold. The vendor's solicitor will confirm precise boundaries upon agreement of sale.

Services

There are no mains services currently connected. We understand from the owner that a well is located close to the Northern boundary.

Wayleaves and Easements

We are informed by the owner that there is a wayleave with Western Power in place for the electricity poles to the southern boundary.

