

Land At Muckworthy Chapel
Muckworthy
Ashwater
Beaworthy
Devon
EX21 5UR

Asking Price: £200,000 Freehold



Changing Lifestyles

01409 254 238
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Land At Muckworthy Chapel, Muckworthy, Ashwater, Beaworthy, Devon, EX21 5UR



- APPROXIMATELY 9.5 ACRES OF LAND
- EQUESTRIAN SET UP
- CONSIDERED GOOD OUTRIDING LOCALLY
- PURPOSE BUILT STABLES
- YARD AREA
- WELL FENCED AND GATED
- PRETTY RURAL POSITION
- TWO RECESSED ENTRANCES OFF THE PARISH ROAD



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Overview

Situated in this fantastic quiet location in the heart of the picturesque Devon Countryside, is the parcel of approximately 9.5 acres arranged as an equestrian set up with purpose built stables comprising 2 loose boxes and a foaling box, tack room and hay store. Access to fantastic out riding & off road hacking through Cookworthy Woods. All appointments to be arranged and accompanied with Bond Oxborough Phillips.

Location

The land Muckworthy Chapel is situated in a peaceful hamlet in North Devon, away from more populated areas in a very quiet, rural setting about half way between Dartmoor and the Atlantic coast. It adjoins Cookbury Moor and Halwill Forest, a large area mainly of forested land open for riding (by permit) and walking, providing many miles of tracks and paths. The area is otherwise principally agricultural with a traditional patchwork of small fields and scattered farmsteads. The bustling market town of Holsworthy is some 6 miles, which has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

The land - The land has two good recessed entrances off the road via 5 bar metal gates providing secure off road parking. The top entrance leads to an internal lane giving access to the fields, with a public footpath running the length. The land is conveniently separated into 4 paddocks and a small turn out pen which adjoins the yard and stabling facilities.

The Stables

Stable 1 - 12'1" x 12' (3.68m x 3.66m)

Stable 2 - 12' x 11'8" (3.66m x 3.56m)

Foaling Box - 16'2" x 12'3" (4.93m x 3.73m)

Tack Room - 12' x 8'7" (3.66m x 2.62m)

Hay Store - 12'1" x 9'3" (3.68m x 2.82m)

Viewings - Viewings are strictly to be arranged through and accompanied by Bond Oxborough Phillips.

Wayleaves and Rights of Way - There is a public footpath that runs the length of the Southern boundary along the internal lane.

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

Services - A well with a pump provides water to the land. We are informed that mains water is located on the road. The current owners use solar for electricity.



Directions

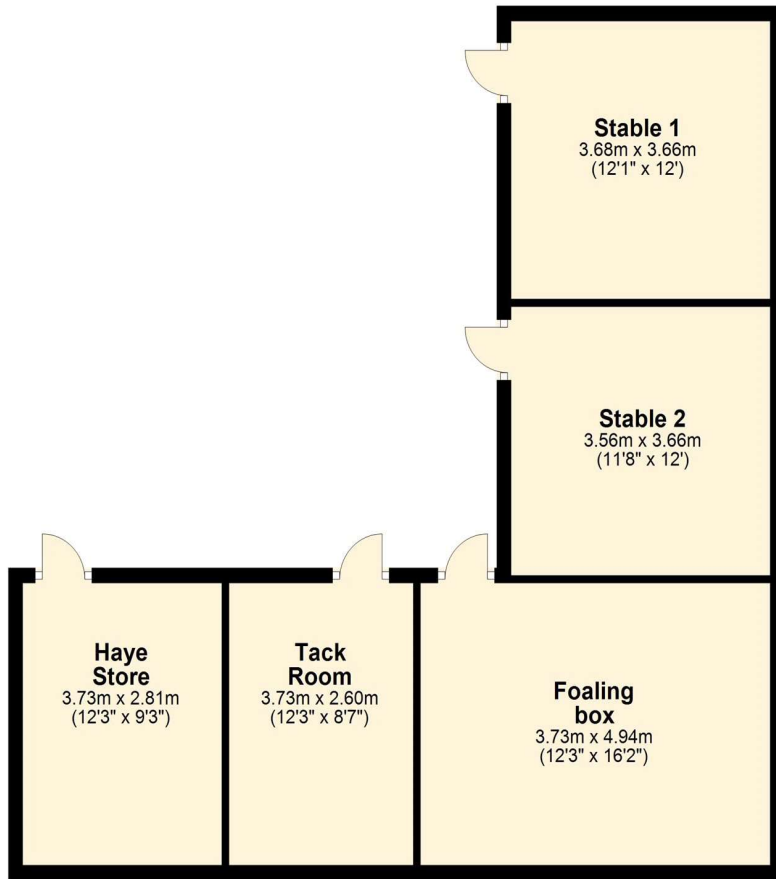
From Holsworthy take the A3072 towards Hatherleigh until reaching Dunsland Cross and here turn right onto the A3079 Okehampton road. After 1.4 miles turn right signposted Ashwater and after about 0.5 miles further down this lane, turn left signposted Muckworthy. the land will then be found on the left hand side after about 0.5 miles.



Floorplan

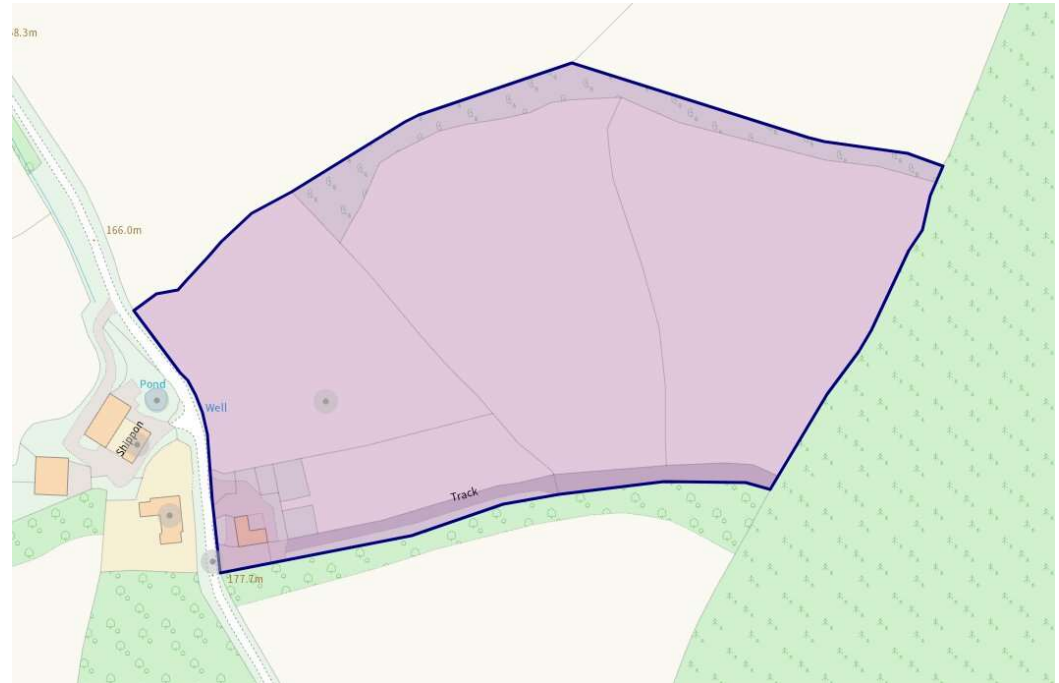
Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 66.6 sq. metres (717.0 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.



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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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