



Gorhuish Wood and Meadow Ashbury, Northlew,  
Okehampton, Devon EX20 3PE

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A rare opportunity to purchase a wonderful parcel  
of amenity land and woodland.

Okehampton 7 Miles Exeter 33 Miles

- Pasture Paddock
- Mature Woodland
- 5.4 Acres
- River Frontage
- Freehold

Guide Price £75,000

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## SITUATION

This beautiful parcel of amenity land is located within the Lew Valley, comprising of approximately 3.7 acres of pasture and 1.7 acres of mature woodland. The woodland is predominantly made up of Oak, Beech, Birch, Holly, and Hazel trees, whilst the pasture is bounded by mature hedgerows. There are also two mature Oak trees and numerous fruit trees within the meadow with a small portion of the the River Lew running down behind, we understand the land owns the fishing rights on this section. The land is approached along a private track, which is shared with several similar adjacent parcels of land/woodland and is accessible by foot.

## DESCRIPTION

Gorhuish Wood is set in the heart of a beautiful area of Devon near to the village of Northlew and has an amazing mixture of mature Oak, Beech, Birch, Holly, and Hazel trees. The land is accessed via a five bar gate from the road which leads up a ½ a mile-long shared track, The ground has been used recreationally, and extends to 5.4 acres.

## DIRECTIONS

From Okehampton proceed out of town via the B3260 towards the Castle, shortly after while approaching the junction signposted for Northlew, turn right and follow the road towards the roundabout. While at the roundabout take the first exit and follow the road. A short distance further at the second roundabout, take the second exit. Upon leaving the roundabout Follow the A3079 for 1½ miles, turn right at the sign for Ashbury, proceed past the golf course and over the river bridge at the bottom of the valley. Then, as the road rises, look out for a lay-by and gateway on the right hand side. Follow this track (which is an old Victorian lane) for about ½ a mile, passing several privately owned woods on the right and Gorhuish Wood will be found at the end of the track.

## PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.



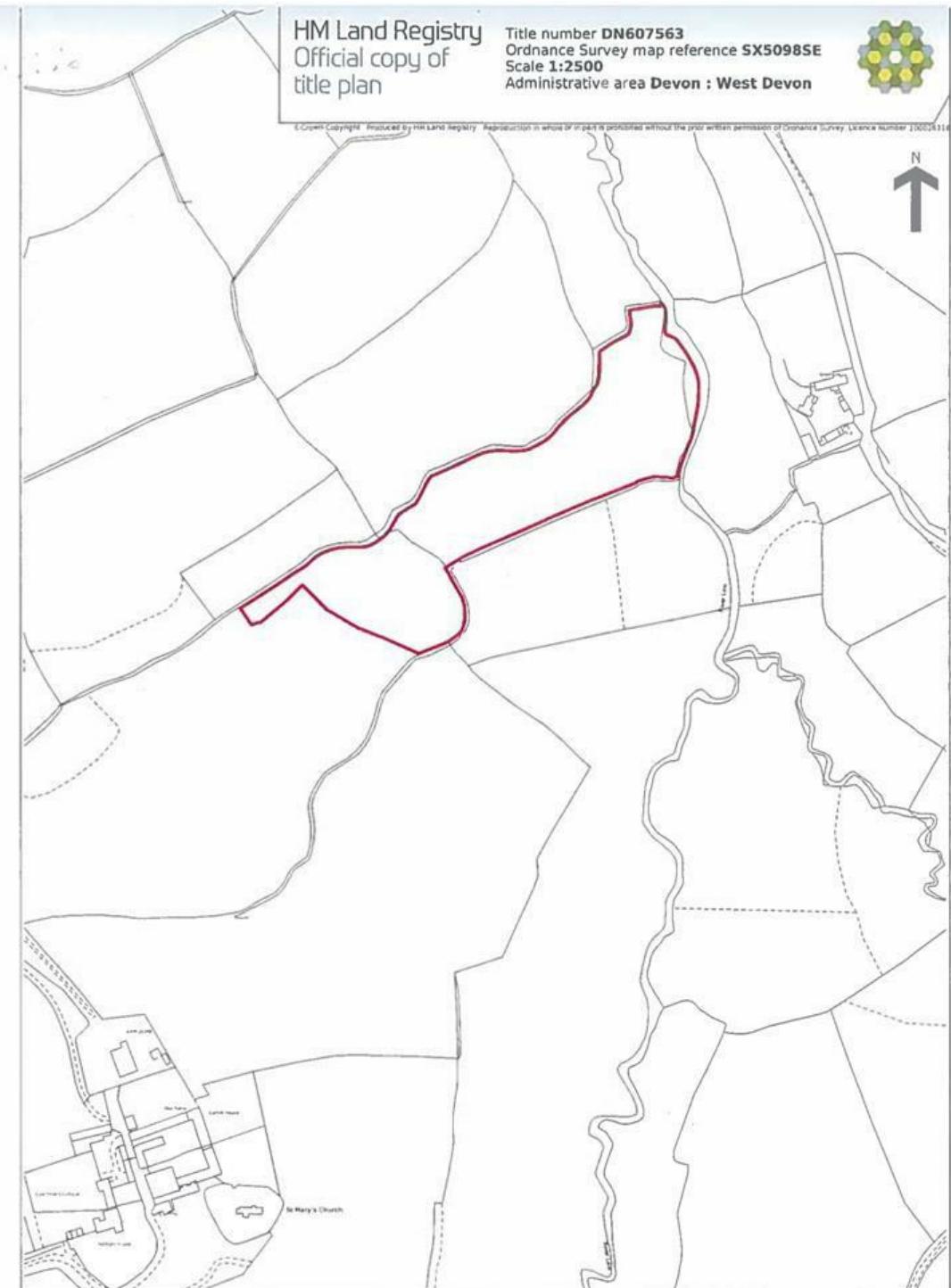
## SERVICES

There are currently no services connected and there are none in the immediate surrounding area.

## DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.





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