



Castle Field Castle Lane, Okehampton, Devon EX20 1JA

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A unique parcel of pasture and outbuildings, together with woodland set within the heart of Okehampton, totalling 1.64 Acres.

Town Centre 0.25 miles, Exeter 23 miles, Train Station 0.5 miles

- Pasture
- Woodland
- Outbuildings
- 1.64 Acres
- Superb Location
- Views of Castle

Guide Price £50,000

01837 659420 | [okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)

## SITUATION

Delightfully positioned opposite the historic Okehampton Castle, providing a level walk into the town centre and to many delightful walks throughout the surrounding countryside and woodland and up onto the open moor. The town of Okehampton offers an excellent range of nationally and locally owned shops and businesses, three supermarkets, together with a Victorian shopping arcade. The town also has an excellent range of recreational facilities including a modern leisure centre in the attractive setting of Simmons Park, together with golf, tennis and other sports clubs. The town also has an expanding college with sixth form, primary school, hospital and heath centre. From Okehampton there is direct access to the A30 dual carriageway providing a link west into Cornwall and east to university and cathedral city of Exeter, with its M5 motorway, mainline rail (accessed at the top of Okehampton) and international air connections. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. There is also comparatively easy access to the north and south coasts of Devon with some attractive beaches and delightful coastal scenery.

## DESCRIPTION

A superb opportunity, to purchase a unique parcel of ground set within the heart of Okehampton, opposite the historic Okehampton Castle. The land currently consists of a large paddock with a range of old timber and sheet

metal outbuildings, believed to have once been used for storing building materials. Alternatively the land would be suitable for stabling, workshops, garden machinery or other uses, subject to any necessary consents. Set above the paddock and running up to New Road is a large area of broadleaf woodland. The land in total extends to 1.64 acres.

### Outbuilding Dimensions:

Building 1: 11'01" x 32'01"

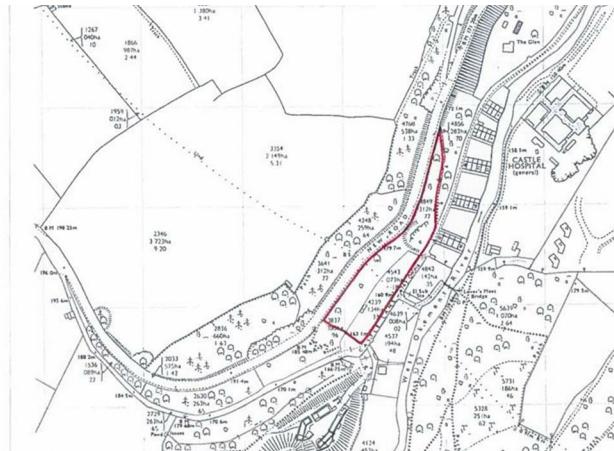
Building 2: 20'06" x 13'03"

Building 3: 8'02" x 7'06"

Building 4: 9'05" x 16'09"

## DIRECTIONS

From Okehampton Fore Street, turn left by the White Hart Hotel into George Street. Take the first turning right after the Post Office into Castle Road, continuing along crossing the bridge. and past the Glen on your right hand side. The land will be found a short distance after the bridge upon the right hand side, identified by a Stags for sale board.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN  
01837 659420  
[okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)



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