



Mosshayne



SITUATION

Mosshayne is situated in a scenic rural area within the East Devon National Landscape (formerly the Area of Outstanding Natural Beauty), just minutes from the A35 near the village of Shute. Shute offers a primary school and a charming village church.

A short distance away, the village of Kilmington provides additional amenities, including a primary school, a busy village hall, a shop and post office, a church, and a farm shop. For more extensive services, Colyton is located just 2.5 miles away and includes local shops, a primary school, a doctor's office, and the well-regarded Colyton Grammar School. Approximately 4 miles to the east, the market town of Axminster offers a wider range of day-to-day facilities, including a mainline railway station with connections to London Waterloo.

The south coast is also easily accessible, with popular seaside destinations such as Lyme Regis, Beer, Seaton, Branscombe, and Sidmouth within reach.

DESCRIPTION

Set in a quiet rural location, this gently sloping parcel of land offers both horticultural potential and natural appeal.

The property includes a stone parking area with timber gates for secure access. A recently refurbished timber shed provides practical storage, featuring insulated walls and ceiling, a metal box-profile roof, and double-glazed windows.

There is also a large poly tunnel with raised beds positioned near a water storage tank. In addition, the parcel contains soft-fruit cages, protected raised beds, and several established fruit trees. A number of deciduous trees planted several years ago are now maturing, adding to the overall landscape.

SERVICES

Two wells on site one with pump. Sale includes a small petrol powered electric generator, remotely controlled CCTV camera. Mobile coverage and data available outside with EE, O2, Three and Vodafone (Ofcom)

VIEWINGS

Viewings strictly by appointment only. Please note there is CCTV in operation.

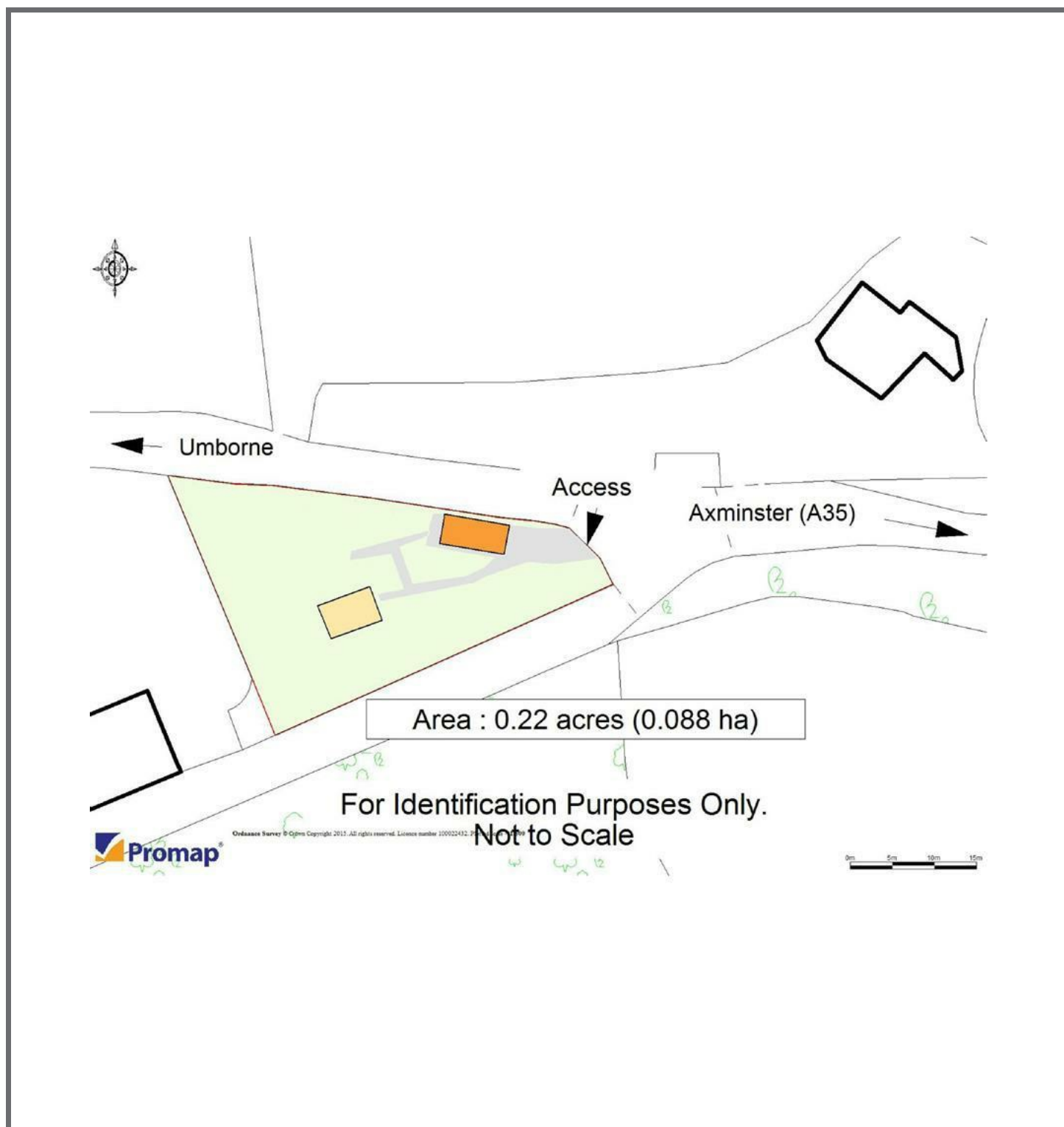
What3Words ///sooner.relocated.monk

Horticultural amenity land extending to about 0.22 Acres in lovely rural location. Due to a good level of interest we are requesting for best offers to be received by 2pm on Friday 29th November 2024.

- Horticultural / amenity land
- Insulated timber store/workshop
- Large polytunnel
- Fruit cage and raised beds
- Off grid power two wells.
- In all about 0.22 acres (0.09 ha)
- Freehold

Offers In Excess Of
£25,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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