



Land near Ivy Cottages , Talaton, Exeter, EX5 2SD

Accessible gently sloping paddock with large field shelter. In all about 2.06 acres (0.83 ha)

Talaton Centre 0.5 miles Ottery St. Mary 3.1 miles

• Road access • Gently sloping • Hedge boundaries • Field shelter • 2.06 acres (0.83 ha) • Freehold • [///shoulders.pillow.manhole](http://shoulders.pillow.manhole)

Offers In Excess Of £65,000

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SITUATION

Positioned on the southern outskirts of the village of Talaton, the land is readily accessible from the A30 at Fairmile, between the larger towns of Honiton, Ottery St. Mary, Cullompton and city of Exeter.

Talaton has a public house and a community run shop.

The Jurassic coast at Sidmouth is to the south and there are numerous quiet lanes and paths across this wonderful part of East Devon.

DESCRIPTION

Laid to permanent pasture and having been grazed recently by sheep the gently sloping land is well sheltered by the surrounding hedges and stock fencing.

There is a good size field shelter at the highest point of the field and would be ideal for the grazing of horses or other animals.

Please note the mineral rights are reserved to the former Escot estate.

SERVICES

There are no services connected, however mains water does cross the road close to the gateway to the field.

DIRECTIONS

From the centre of Talaton, head south towards Ottery St. Mary and Escott, go over the railway line and the field is on the right after a short distance.

WHAT3WORDS LOCATION

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