



Land off Jobbles Lane

Land off Jobbles Lane, Colyton Hill, Colyton, EX24 6HX



Colyton Centre 1 mile; Seaton Beach 3 miles

A south facing grass field with steel and concrete barn, East of Colyton with far reaching views.

- 2.25 Acres (0.91 hectares)
- South Facing With Sea Views
- 31'9" x 16'5" Barn
- Metered Mains Water Connection
- Mainly Level Land
- Freehold

Offers In Excess Of
£75,000



SITUATION

Enjoying a peaceful yet highly accessible position on the eastern outskirts of the sought-after town of Colyton, this attractive parcel of land is set within the rolling hills of the East Devon National Landscape (formerly AONB). The property benefits from exceptional privacy with no immediate neighbours, offering a rare opportunity to enjoy complete seclusion in a truly idyllic rural setting. Despite its tranquillity, the land lies just 10 minutes' drive from the beach at the fishing village of Beer, and within easy reach of the popular coastal towns of Sidmouth and Lyme Regis, along with the market towns of Honiton and Axminster each (all within approximately 15–20 minutes). Notable local attractions include The Donkey Sanctuary, Wiscombe Park Hill Climb, and River Cottage HQ.

DESCRIPTION

The land comprises a single, level field extending to approximately 2.25 acres (0.91 hectares), enjoying a desirable south-facing aspect. Predominantly laid to grass and interspersed with young trees, the field is enclosed by fencing and approached via a gravel track from Colyton Hill, just off the A3052.

Within the field is a substantial and secure farm building measuring approximately 31'9" x 16'5", constructed from a combination of steel, timber and block, with an adjacent covered area providing additional storage.

The site benefits from far-reaching views across the surrounding countryside towards the sea, offering a superb

opportunity to acquire a versatile parcel of land in a spectacular rural setting. Ideal for amenity, recreational or small-scale agricultural use, the land provides an excellent chance to own a piece of East Devon's stunning coastal landscape.

SERVICES

There is a metered mains water connection via a neighbouring farmer which is currently set up on a standing charge of £50 per annum.

VIEWING ARRANGEMENTS

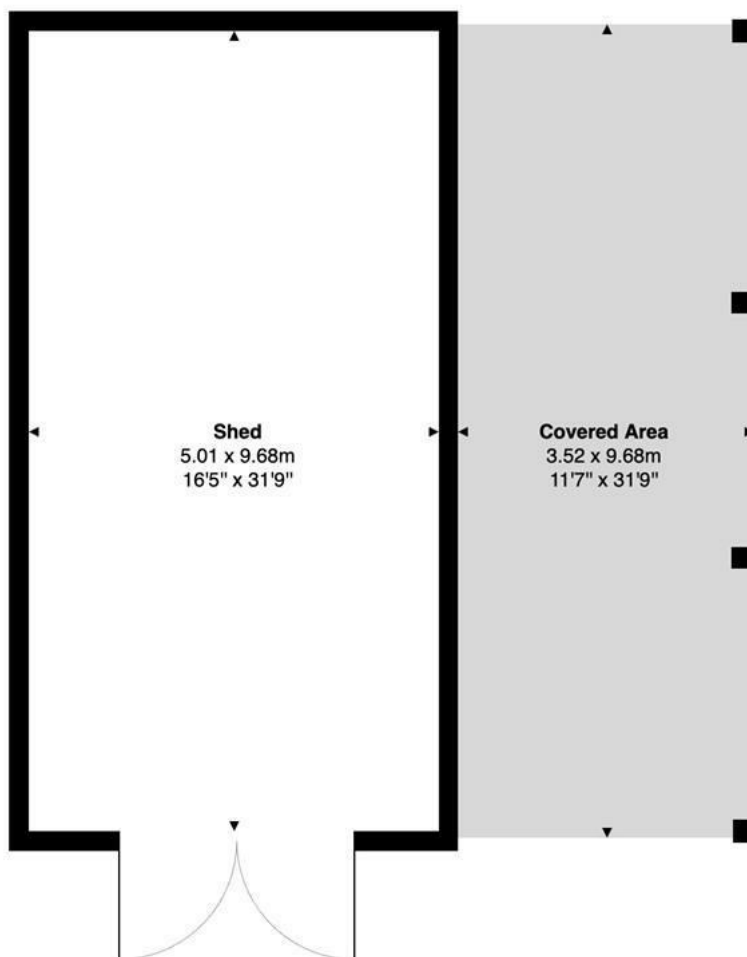
Viewings to be accompanied by Stags by prior arrangement.

DIRECTIONS

What3words: ///lifted.almost.universes



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Total Area: 47.8 m² ... 515 ft² (excluding covered area)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

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.



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