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0.38 Acres adj Parsonage Wood



A maze of footpaths, including the South West Coastal Path, nearby. Hunters Inn pub 1/4 mile. Lynton 6 miles.

**A parcel of level land covering approximately 0.38 of an acre with river frontage in a timeless & tranquil position within Exmoor National Park**

- The chance to own a little piece of England!
- 0.38 of an acre
- Level, lightly wooded land
- Frontage to the River Heddon
- Potential fishing rights
- Pedestrian & vehicular access
- Consent to develop unlikely
- Within walking distance of the pub!
- Freehold

#### **SITUATION & AMENITIES**

The land is beautifully located, to the North Western end of the Exmoor National Park, in a pretty unspoilt valley, adjoining land in the ownership of The National Trust, and about a mile inland from the dramatic North Devon coastline. Trentishoe is midway between the twin coastal resort towns of Lynton and Lynmouth (about 7.5 miles to the east) and the village of Combe Martin (approx. 5.5 miles to the west). About half a mile to the north is the ancient parish church and a similar distance in the opposite direction is the Hunters Inn at Heddon's Mouth. Barnstaple, the regional centre is about 15 miles or just over 1/2 hour away to the south. At Barnstaple there is access to the North Devon Link Road, which runs on to Jct.27 of the M5 motorway in about a further 45 minutes or so and where Tiverton Parkway offers a fast service train to London Paddington in just over 2 hours. North Devon's famous surfing beaches are all about 1/2 hour away. There are extensive walks and bridle paths on Trentishoe Common and surrounding unspoilt farmland.

#### **DESCRIPTION**

The land comprises a small parcel of light woodland, bounded by the River Heddon and totals approximately 0.38 acres. The path running alongside the land is classed as a bridleway, and as such has allowed vehicular access in the past. Land Registry documents also state 'All rights and easements and quasi easements now or hitherto used and enjoyed by such adjoining or neighbouring premises over the property hereby conveyed'. Regarding fishing, we understand that the land owner has the right to fish, provided the correct Environment Agency licence is obtained.

#### **SERVICES**

There are no services connected to the land.

#### **TENURE**

The land is owned Freehold and is registered on the Land Registry.

#### **WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. As far as we are aware, there are no public rights of way passing across the land.

#### **PLANS & BOUNDARY FENCES**

A plan, which is not to scale, is included with these sales particulars for identification purposes only. The land is not currently fenced, and has an open boundary to the river.

#### **LOCAL AUTHORITY**

Exmoor National Park.

#### **VIEWINGS**

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: barnstaple@stags.co.uk

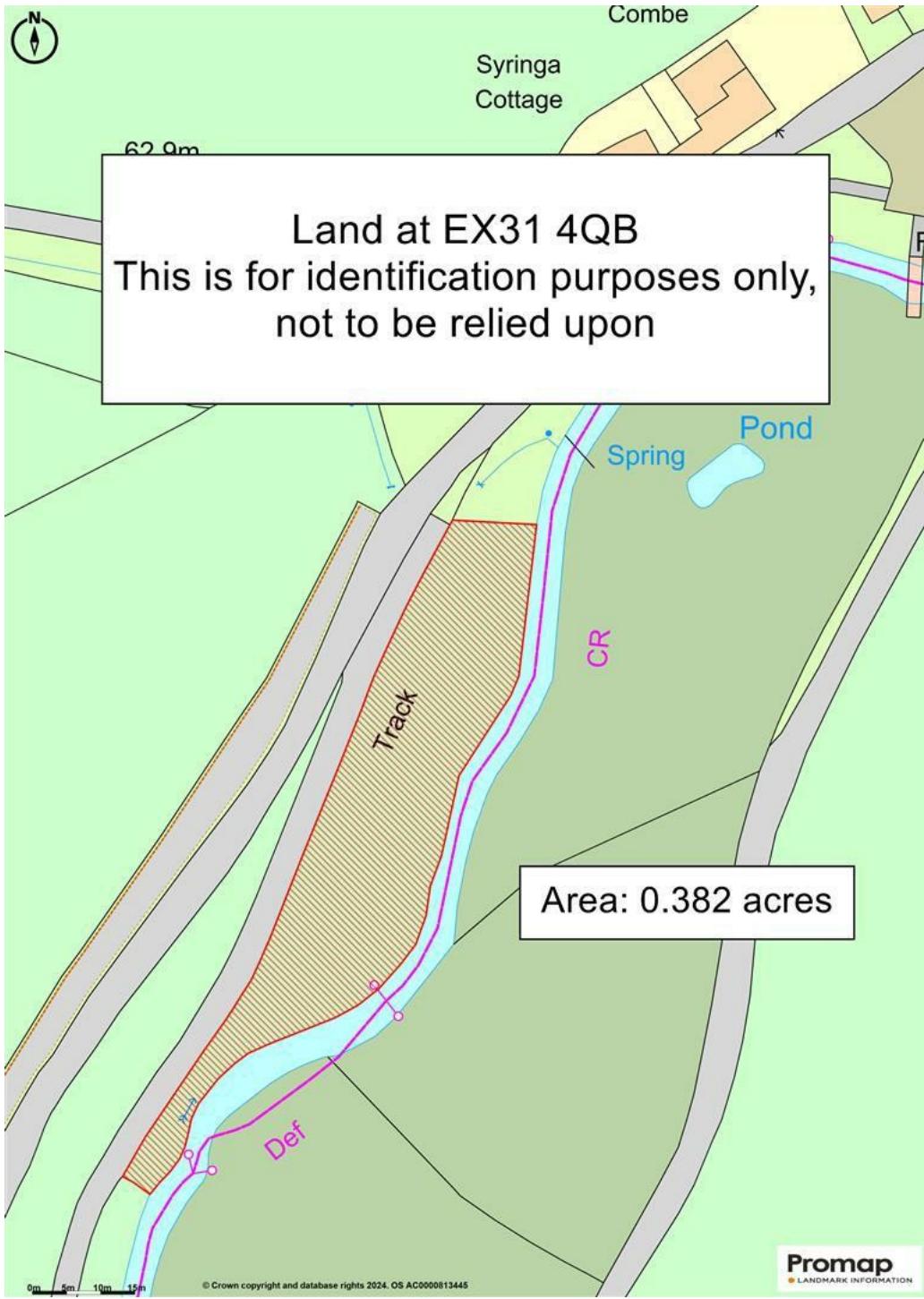
#### **DIRECTIONS**

What3Words: prevented.coutons.kettles

From the outskirts of Combe Martin, travel east on the A399. Within 1/2 a mile turn left, sign posted 'Trentishoe/Hunters Inn'. Follow this road for about 3.5 miles and over country lanes. With the sea to your left and on to Trentishoe Common and as you drop down into the tree line you will arrive at a junction and a settlement of properties on your left - the first of these is known as Syringa Cottage. The land is diagonally opposite this, up a track signed with a National Trust parsonage wood sign, and can be identified by our 'For Sale' board.

**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.



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