

LOT
88

Land at Smythen Farm (Bountree), Berrynarbor, Ilfracombe EX34 9TB

GUIDE PRICE **£150,000–£175,000***

LAND

Description

An interesting opportunity to purchase circa 0.5 acres of amenity woodland along with a two storey detached barn which has enjoyed recent renovation and requires finishing works, set in the stunning Sterridge Valley. We understand that the property historically formed two cottages as part of the Watermouth Castle Estate which were sold off from the estate in the 1920s. The property is likely to appeal to those seeking a rural retreat in this tranquil setting, hobby coppicers and for occasional recreational camping/caravanning.

Situated

The Sterridge Valley enjoys Area of Outstanding Natural Beauty, Heritage Coast and Coast and Estuary zone status, in the Parish of Berrynarbor, with the village hosting a community shop and post office, primary school, public house, village hall and church. The stunning North Devon coastline is circa 2 miles away from the property, with the South West Coast Path, Exmoor and a selection of recreational, shopping and leisure facilities in the surrounding area.

Auctioneer's Note

Interested parties must make and rely upon their own planning enquiries of North Devon District Council. We understand that there is currently no planning permission on the site.

Viewings

Strictly by prior appointment with Fulfords St Thomas Exeter 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.

