



**Part Dean Woodland, Trentishoe, Exmoor National Park, Devon, EX31 4PH**

**Guide price £90,000**

An opportunity to purchase approx 24 acres of mixed woodland forming the side of a pretty Exmoor coombe approached by a (no through road) council lane. The woodland has various tracks running through including a footpath. The woodland has not been managed for many years and forms an enchanting quiet block of woodland set a mile or so from the famous Hunters Inn and approx 2 miles from the North Devon coast and Heddons Mouth where the stream running through the woodland meets the sea.



**SITUATION**

The woodland is situated on the Western fringes of the Exmoor National Park approx 4 miles from Combe Martin in sight of the famous heather clad Holdstone Down and within walking distance of Hunters Inn and Heddons Mouth.

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

**RIGHTS OF WAY**

There are Public Rights of Way crossing the land.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**DIRECTIONS**

From South Molton and the A361 take the A399 passing by Brayford and on to Blackmoor Gate. Stay on this Road sign posted Combe Martin and after about 3 miles look for a sign on the right saying Dean Riding Stables. Turn right here and drop down to Dean where turn right and then take the next left on to a no through ( council) road. There are two entrance points to the woodland off this council road best followed by using the public footpaths clearly marked.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**THE PROPERTY OMBUDSMAN**

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

