



Woodland at Nethercott, Braunton, Devon, EX33 1HY

Guide price £35,000

This is a 5 acre (approx) block of naturally regenerated deciduous woodland occupying a long narrow strip of stream side amenity land accessed by a Public Footpath from the nearby hamlet of Nethercott. The property is only a short drive from Croyde, Braunton and Putsborough and offers a rare opportunity to purchase a good sized block of amenity woodland set in a peaceful location.



SITUATION

The woodland is situated between the hamlets of Nethercott and North Buckland accessed via a public footpath from the council road at Nethercott. The property occupies a quiet peaceful location in completely unspoiled rural surroundings with an adjacent footpath which joins the villages of Nethercott and North Buckland. The property is only two miles drive from Braunton and the villages of Croyde, Putsborough and Georgeham are also in close proximity. The property occupies a wonderful position in a much sought after part of North Devon.

DESCRIPTION

This is a 5 acre of naturally regenerated deciduous woodland forming the sides and base of a shallow, gently sloping valley, the base of which has a small stream. Access is via a public footpath from the council road at Nethercott a small hamlet approximatey 75m to the South. The woodland has not been managed for the last 50 years so this is an unique and rare opportunity to purchase an historic part of North Devon yet within easy driving distance of Braunton, Croyde and Georgeham.

ACCESS

Access is via a footpath from the south which can be found in the village of Nethercott.

MAPS & PLANS

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

TENURE

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

DIRECTIONS

From Braunton drive out towards Ilfracombe and turn left where signed to Nethercott. Continue into this tiny hamlet, a dead-end and at this point follow the footpath sign past a cottage and then bear right following the footpath for a short distance whereupon the land will be found on the right hand side.

Please note, the only access is on foot via the footpath. This runs along the Western side of the woodland and exits close to the village of North Buckland where there is a separate but longer point of access.

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.

IMPORTANT NOTICE

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