
MICHAEL ADEY
PROPERTY

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LAND AT PAUL'S MOOR

ATHERINGTON



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ATHERINGTON - DEVON

EX37 9HU

ABOUT THE LAND

An increasingly rare opportunity to acquire a beautiful piece of north Devon countryside on the edge of Atherington village, extending to approximately 24.15 acres of attractive pasture land with road access, appealing to a wide variety of interests. We understand that mains water is connected to the land.

A track from the village road leads via a gated entrance directly onto the land which is divided into several well fenced enclosures. The land is in good heart with a variety of established trees including a wooded area. There is an additional gated access from the track to the north.

The land is located just 0.2 a mile from the village centre and 7.5 miles from Barnstaple. Once off the lane, you feel like you are within a world of your own. It is thought the land may suit a range of agricultural or equestrian interests and hobbies given the idyllic setting (subject to any necessary consents).

In all, the property extends to about **24.15 Acres.**

VIRTUAL TOUR AVAILABLE









THE AREA

The pretty village of Atherington, which lies just 1.7 miles equidistant to the villages of High Bickington and Umberleigh.

The market town of South Molton offers an excellent range of everyday services including shops, schools, restaurants, and bank, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





Atherington Village Centre - **0.2 miles**

Umberleigh- **1.5 miles**

Barnstaple - **7.5 miles**

South Molton - **8.8 miles**

Black Moor Gate - **16.6 miles**

Umberleigh Station - **1.5 miles**

A377 - **2 miles**

A361 North Devon Link Road - **2 miles**

Junction 27 (M5) - **32 miles**

Exeter Airport - **35 miles**

Bristol Airport - **81 miles**







IMPORTANT NOTES

Tenure - Freehold and offered with vacant possession.

We understand that the land is registered with an entry level stewardship scheme.

Rights of way, Easements & Wayleaves - The property is sold subject to, and with all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

There is a public footpath adjoining the northern boundary but not crossing the land.

We understand that the sporting and hunting rights are not included in the freehold sale.

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

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From the A377 between Umberleigh and Barnstaple follow the signs to Atherington & High Bickington. On entering Atherington village square turn left signed High Bickington (B3217) and continue for a short distance (0.2 of a mile). Just before leaving the village there is an entrance on the right hand side after the last property with a Public Footpath sign. Take the next immediate left turning into the track and the entrance to the land is on the right hand side. A 4x4 is advisable to access the land by car.

What 3 Words Location - ///galaxies.amplified.trouble

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE CONTACT THE OFFICE PRIOR TO VIEWING THE PROPERTY.

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RS0847

VIEWING & CONTACT

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