



MICHAEL ADEY
PROPERTY



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£80,000

OFFERS OVER

LAND TO THE WEST OF LANDKEY

MANOR ROAD - LANDKEY



LAND TO THE WEST OF LANDKEY

BARNSTAPLE - DEVON

EX32 0NX

ABOUT THE LAND

An increasingly rare opportunity to acquire a beautiful piece of north Devon countryside, extending to approximately 11.2 acres of attractive amenity pasture land and meadows with direct road access, appealing to a wide variety of interests and nestled amongst a partly wooded valley and adjoining the edge of Landkey Village.

A track from the road leads onto a public footpath and tarka trail providing direct access, the first section of which is owned within the land. Gateways lead into the enclosures. The larger parcel containing mature trees and an impressive lake extending to 0.7 of an acre with further smaller ponds and stream border.

The land is located just 0.5 a mile from the village centre and 2.5 miles from Barnstaple. Once off the lane, you feel like you are within a little world of your own. It is thought the land may suit a range of hobbies, through to camping or other rural interests and even income potential, given the idyllic setting (subject to any necessary consents).

In all, the property extends to about **11.2 Acres**.

[VIRTUAL TOUR AVAILABLE](#)





THE AREA

The village itself is situated just 2.5 miles east of Barnstaple and has an outstanding primary School, there are regular buses to both Barnstaple and South Molton. Amenities within the village include an historic church, a village hall, post office/shop and a popular Public House. The village enjoys direct access to the A361 (North Devon link road)





Landkey Village Centre - **0.5 miles**

Swimbridge - **2.2 miles**

Barnstaple - **2.5 miles**

Braunton - **9 miles**

South Molton - **9.5 miles**



Instow Beach - **9 miles**

Saunton Sands - **12 miles**

Westward Ho! - **12 miles**

Croyde Bay - **13 miles**

Woolacombe & Putsborough - **16 miles**



Barnstaple Station - **3 miles**



A361 North Devon Link Road - **0.5 miles**

Junction 27 (M5) - **33 miles**



Exeter Airport - **46 miles**

Bristol Airport - **81 miles**



PUBLIC FOOTPATH
TARKA TRAIL



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IMPORTANT NOTES

Tenure - Freehold and offered with vacant possession.

Basic Payment Scheme (BPS) - The land is not registered to receive BPS entitlements.

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.

Specific Rights, Covenants & Rights of Way: The neighbouring landowner benefits from a vehicular right of way via the main access to the initial part of the entrance track.

We understand that there are no other rights of way or footpaths crossing the land.

There is a footpath and tarka trail adjoining the northern boundary, providing immediate access for walking and cycling.

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.





DIRECTIONS

Follow the A361 North Devon Link Road in the direction of Barnstaple. At the Landkey Junction turn left, signed Landkey/Swimbridge and follow the road into the village. Turn right at the monument onto Manor Road and follow the road for 0.4 of a mile. The entrance to the land is on the left hand side, beside the Public Footpath/Tarka Trail sign.

What 3 Words Location - [///protect.twee.rocked](#)

VIRTUAL TOUR

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

Property Reference #RS0752

VIEWING & CONTACT

T 01769 571152

W MICHAELADEY.CO.UK

E PROPERTY@MICHAELADEY.CO.UK

