

## 13 Acres of Land, Winkleigh, EX19 8DX



Offers in the region of £89,995

A rare opportunity to acquire two adjoining pieces amenity land totalling approximately 13 acres offering stunning countryside views, situated just one mile from the award winning village of Winkleigh.

Approached via a quiet country lane, the land is accessed via a gated entrance with both pieces of land being bordered by natural tree lined hedges with some ring fencing. The top field also has the benefit of being water connected allowing many potential usages for the land. The land also benefits from being fit for organic grazing.

About Winkleigh.

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north.

The land is situated just one mile away from the picture postcard village which benefits from a number of useful amenities including a good general store, a butcher's shop, a fishmonger, post office, two pubs and a vets. There are two churches, a doctor's surgery and a village primary school with attached pre-school group, hairdressers and garages.

This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village.

Tenure.

Freehold with vacant possession upon completion.

Land Plan.

The plan of the land is based on Land Registry documents and are not guaranteed. Any purchaser must satisfy themselves as to their accuracy.

Boundaries.

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particular