



Land at Honnacotts , Bradworthy, Holsworthy, Devon EX22 7QS

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South west facing pasture with woodland and river frontage

Bradworthy 0.6 miles - Kilkhampton (A39) 6.2 miles - Holsworthy 8.3 miles

• 7.77 Acres in Total or Thereabouts • 2 Fields Extending to 5.94 Acres • Area of Woodland • Road Frontage • River Frontage • For Sale by Private Treaty

Guide Price £70,000

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### SITUATION

The land enjoys a quiet position on the outskirts of the village of Bradworthy with its various shops, post office/general store and a well-respected public house. Holsworthy is 6 miles away with a more comprehensive range of facilities. The land sits within the heart of an area predominantly devoted to agriculture and tourism.

### DESCRIPTION

The land can be accessed via two gateways, which lead into each of the fields from the road. With a mixture of established hedge and stock fenced boundaries, the two fields of pasture land extend to approximately 5.94 acres or thereabouts. There is an area of woodland, which stretches alongside the River Waldon and across the south-western end of the land.

In total the land and woodland extend to approximately 7.77 acres.

### SERVICES

We have been advised that mains water is available, however this will need to be separated from an existing meter. An overhead electricity line crosses the land that may be suitable for connection. Purchasers must satisfy themselves on both these points.

### LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

### WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way.

### VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags Launceston office.

### WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

### DIRECTIONS

From Holsworthy take the A3072 road west towards Bude. At the bottom of the hill, opposite the garage, turn right to Chilsworthy and Bradworthy. Upon reaching the centre of Bradworthy, continue through the village on North Road, once you leave the village take the left hand turning after approximately 0.1 miles. Follow this road and after approximately 0.2 miles you will see the land on your left, clearly identified by a Stags For Sale board.



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