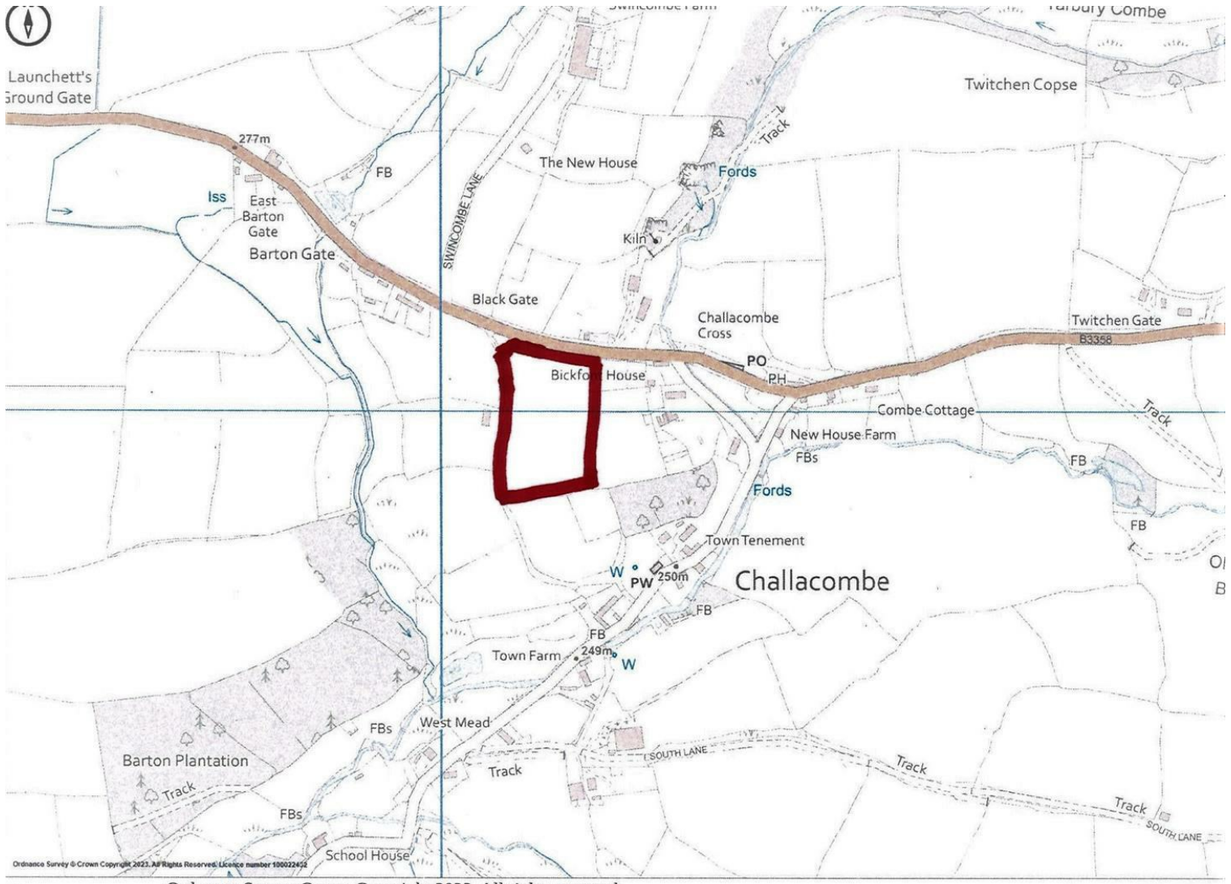



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## Directions

Grid Ref SS 692/408 From the front of the Black Venus Inn on the B3358 proceed past the Post Office/Shop and over the narrow stone bridge and up the hill, Bickfont Hill. The gate to the field is on the left at the top of the first hill with space to its front to park off road. Using what3words free app for a mobile phone use the following //doing.dispenser.ethic

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# 5 Acre Roadside Paddock

Land at Bickfont Hill, Challacombe, Barnstaple, EX31 4TT

Offers In The Region Of

**£80,000**

- Exmoor National Park
- Superb Views
- About 4.6 Acres
- Popular Exmoor Village
- Gently Sloping Paddock
- Road Frontage
- Bridle Paths/Walks Close By





# Overview

Bratton Fleming 4 miles - Simonsbath 6 miles - Barnstaple 12 miles - Lynton/Lynmouth 12 miles

4.6 acre roadside paddock - Quietly set in the picturesque Exmoor village of Challacombe on the western slopes of the dramatic Exmoor National Park where there are bridle paths and walks over open moorland close by and the chance to see native red deer and Exmoor ponies.

Superb views are afforded from the field to the north and east up to the heights of Longstone Barrow and Woodbarrow Hangings the highest points in North Devon.

The village itself has a popular village Inn, the Black Venus, a Village Post Office/Stores and a short distance above the village is the Bray reservoir

The field is gently sloping productive and grassy and surrounded on 3 sides by high Exmoor banks with mature growth.

There is access to mains electricity and water which are both close to the field.



- 

NOTE - There is a restriction that only a local needs property could be built on site and only if approved by the Exmoor National Park planning.

NOTE - Hunting and shooting rights are reserved over the land by a third party but are not actually exercised. There is a footpath running along inside the western boundary but this can be fenced out from the field if desired but has caused no issues in current ownership.

## Services

Main electric and water close by

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours Michael Challacombe 07970



