



**Stunning Views - 1.5 Acres Young Woodland**

Land at Downs, Ash Road, Braunton, Devon, EX33 2EF

Offers In The Region Of

**£50,000**

- Stunning Views
- About 1.5 Acres
- Recently Tree planted
- Softwood Variety's
- Quiet Setting

**Looking to sell? Let us value your property for free!**

Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**Directions**

Using What3App a free App for mobile use  
<http://grudges.rebounder.league> Approaching Braunton from Barnstaple on the A361 at the traffic lights in the centre of the village turn right into East Street. Proceed to the top of the first hill and cross over into North Down Road. Shortly you will pass the entrance to Acland Road to the left. Continue on and after a hundred yards or so turn right into Ash Road. Go up through the houses and out past the speed limit signs and on for a couple of hundred yards and there turn right onto a hard track into a field. on initial inspection park here. Follow the track to the right and beyond the first wire fence turn left and walk up the hill. The gate to the wooded area is the first to the right.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Overview

With far-reaching views over countryside to the North Devon coast around Bideford Bay.

A gently sloping paddock conveniently located to the north eastern edge of the popular village of Braunton just 3 miles from the are sand dunes and beach at Saunton.

Braunton Down, as the name implies, was a large open area of internally unfenced farmland divided into a number of individually owned sections and devoted primarily to arable farming.

The land lies around the 400 foot contour and has outstanding views over unspoiled farmlands to the north towards Boode, westwards to Saunton Down and to the south-west to Clovelly and Hartland point overlooking Bideford Bay and the sand dunes at Saunton

Today the land is all in one ownership and the current owner is releasing some small sections of land to the market.

This particular section, just over one and a half acres, was planted with a wide variety of trees in 2021 which varieties include chestnut, ash, oak, rowan, holly and alder and other broadleaved trees some 10 or 12 varieties . There is no income to be derived but an obligation to continue with the trees until 2024/5

## Services

Main water in road

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Barnstaple branch on  
01271 327878 Michael  
Challacombe 07970 445204

