



## Directions

Grid Ref SS617/299. From Barnstaple, take the A361 North Devon Link road eastwards as though to South Molton and Tiverton. After a mile at the NEW roundabout, take the second exit to Landkey and Swimbridge. Almost immediately, you will pass through Landkey. Continue on to Swimbridge where at the bottom of the hill just after passing the new Jubilee Hall to the right of the road carefully turn right into the narrow entrance to Hannaford Lane. Pass out through the housing and along the lane for 200 to 300 yards and the gate to the field will be found the right of the road identified by the car parking area, stables and loafing area just inside. Using what3words free app for mobiles use [///expand.duplicity.ranks](https://www.what3words.com/)

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## Stables with 3.25 Acres

Land and Stables, Hannaford Lane, Swimbridge, EX32 9QL

Offers In The Region Of

**£129,950**

- Quiet Rural Setting
- Edge of Attractive Village
- Lane Frontage and Access
- 2 Stables
- Loafing Yard
- Feed/Tack Room
- Stream Border to Part
- 3 Seperate Paddocks
- Wooded Area

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Overage clause - the sellers wish to add an low percentage overage clause, 10% to the sale contract in case of long term development.



## Overview

Stables with about 3.25 acres.

Set off a quiet country lane a few hundred yards to the south-west of the rural village of Swimbridge, the village itself around its ancient parish church, with a popular village pub and busy parish community centre.

Barnstaple the ancient borough and administrative centre for North Devon is about 4 miles to the west with the expanding market town of South Molton some 7 miles to the east with both towns being of the A361 North Devon Link road which provides much improved access to and from the area.

The field, currently divided into 3 by post and rail fencing is on the north side of the country lane that runs westwards between Swimbridge and the small cluster of properties at Hannaford.

The land is level/very gently sloping, nearly all in pasture with a very lightly wooded area to its north-west corner where there is also has a small stream running inside its boundary.

Inside the road gate there is a hardened car parking and turning area of which is a timber, former garage now used as a feed store with a separate concrete loafing yard with post and rail fencing in which there is a pair of purpose-built timber stables with front overhang and stable doors. There is a further gate to the west end of the land.

## Services

None on site

## 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

