



Land East of Kilkhampton, Bude, EX23 9RP

Asking Price **£120,000**

- Mixture of paddock, wild grassland, ponds and mature trees and shrubs
 - A haven for wildlife
- An wooden farmed open stables and storage shed
 - Set within walking distance of the village of Kilkhampton
 - Resurfaced vehicle access
 - Total area approx.. 7 acres

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

A fantastic opportunity to own an idyllic piece of Cornish countryside. The land offers a peaceful and natural environment for both livestock and wildlife.

One of the most striking features of this paddock is the presence of two serene lakes that provide a source of water for an array of wildlife and add to the overall beauty of the landscape making it an ideal spot for nature lovers and bird watchers.

Located on the property is a spacious shed that can be used for storage or as a shelter for the animals.

The paddock is bordered by mature hedgerows on three sides leading down to a stream on the northern boundary. Providing ample grazing space for animals and with the volume of wildlife that is on display it is an ideal place for anyone looking to connect with nature, this is an opportunity that should not be missed.

SITUATION

Situated on the edge of the village of this self contained popular village which offers a comprehensive range of everyday amenities including post office and village stores, Co-Op mini supermarket, independent butchers, food takeaway outlets, two public houses, places of worship, hairdressers, holiday and health resort and excellent primary school.

The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5.

The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

LAND MAP

The land map displayed is for indicative purposes only and should not be relied upon as an accurate depiction of precise boundaries.

AGENTS NOTE

Please note the land is agricultural use only and the sellers preference is an offer that this NOT subject to planning.

WHAT.3.WORDS.COM LOCATION

<https://what3words.com/perfected.removed.finders>

VIEWINGS

Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com

