

LOT  
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Archbrook Meadow, Combeinteignhead, Newton Abbot, Devon TQ12 4RS  
\*GUIDE PRICE £295,000+



A unique opportunity to acquire 5.18Ha/12.79 Acres of mixed pasture, woodland and ponds, along with stabling, outbuildings and three bedroom caravan in this extremely sought after waterfront location.

#### LOCATION

Teignharvey is situated on the southern banks of the River Teign between Shaldon and Combeinteignhead, in an area surrounded by rolling countryside and the ever changing scene of the River Teign. Shaldon and Teignmouth have an excellent range of recreational facilities for a variety of sports and coastal walks as well as local shops and educational facilities.

#### DESCRIPTION

A unique opportunity to acquire circa 5.18 hectares/12.79 acres of mixed pasture, woodland and ponds in the highly sought-after waterside location of Teignharvey. The property has the benefit of 10 stables, some with storage over, a useful range of outbuildings and tack rooms, a former piggery, fields and turnout paddocks, two ponds, a 32' three bedroom caravan and formal gardens with specimen trees and shrubs. All of the fields have the benefit of either a mains water supply or a natural water supply and are ring fenced, with electricity to the buildings currently being supplied via a generator and lpg tank serving the caravan. Directional Note: The entrance to the property is located directly opposite the car park and moorings at Arch Bridge.

#### EPC

Energy Efficiency Rating – Exempt

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday to Friday); Fulfords Teignmouth 01626 770077 (Weekends). ALL VIEWINGS MUST BE ACCOMPANIED.

#### NOTES

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General View of Estuary

