



An interesting opportunity to acquire a parcel of woodland along with the remains of a former cottage totalling circa 1.79 hectares/4.43 acres enjoying a rural setting on the outskirts of the village.

**DESCRIPTION**

An interesting opportunity to acquire a parcel of land comprising of a wooded valley with a stream running through its length and a spring for water, along with the remains of a former cottage with a partly erected extension, with the whole totalling circa 1.79 hectares/4.43 acres. The property enjoys a rural setting, accessed from Heniton Hill on the outskirts of the village of Ashbrittle and has the benefit of an electricity pole within proximity of the building, for which a wayleave payment is made. The woodland, which would benefit from a programme of regeneration, is likely to appeal to hobby coppices and for occasional recreational camping as is, with the potential perhaps in the future for the recreation of the former dwelling upon which interested parties must make and rely upon their own planning enquiries of Taunton Deane Borough Council Planning Department.

**LOCATION**

The village of Ashbrittle is situated in a rural, yet accessible, location close to the Somerset/ Devon border with a village hall and green and ancient church. The villages of Appley and Stawley lie within 2 miles with a primary school, church and public house/restaurant.

The nearby town of Wellington is circa 7 miles and offers a comprehensive range of facilities and amenities including supermarket and independent shops, whilst the county town of Taunton and the cathedral city of Exeter offer a greater range of shops, amenities, sixth form Colleges and Exeter University. The M5 is readily accessible at Wellington and Tiverton, providing links to Cornwall to the south, Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton, and Exeter International Airport provides a number of domestic and international flights.

**DIRECTIONAL NOTE**

The property can be located on the right hand side of the lane, situated to the left of Burrow Farm Cottage.

**EPC**

Energy Efficiency Rating – Exempt

**AUCTION VALUER**

Wendy Alexander

**VIEWING**

At any reasonable time and at the viewers own risk. To register your interest and for



further information please contact Countrywide Property Auctions 01395 275691 (weekdays); Palmer Snell Taunton 01823 617009 (weekends).