



## Elstone Meadow, Station Road, Chulmleigh

Guide Price £128,000

**HELMORES**  
SINCE 1699



Plots of land are not unusual to come to the market but each one is different, some people want a square field to keep a horse, others woodland to manage and every so often, we are fortunate enough to bring to the market a piece of land that would suit a variety of buyers. Located a short distance from Chulmleigh and the A377, this is an elevated plot of 8.7 acres.

The land itself is sloping to the west, some south westerly and the wildlife area more northerly. It is bordered by woodland/farmland and the country lane. The access is via a track at the north east corner gives vehicle and pedestrian access (4x4's in the winter!). The tree lined track rises to the highest point where it opens up and you get the first view down over the land. The middle section is grassland, a natural area with mown paths in the summer. There's a lower area of land which is left to nature and wildlife with grasses and brackens. Frequent visitors include deer, rabbits, badgers, foxes, kites and buzzards as well as the smaller birds and mammals they feed on. There's examples of native orchids and wild flowers. A hazel coppice has been planted and there's plenty of trees to manage and a constant supply of firewood! The boundaries are a mix of hedging and some stock fencing.





For someone looking to enjoy nature, maybe to implement a management plan on the different habitats or simply to have their own space, it's stunning. It's enough land to be significant without being overwhelming plus the added bonus of it not being remote (there is a railway station roughly half a mile away) plus it has the superb views and of course privacy, this is a great opportunity for someone.

Current Council Tax: NA

Utilities: No services but a natural spring providing fresh water

Broadband within this postcode: NA

Drainage: NA

Heating: NA

Listed: No

Tenure: Freehold

**CHULMLEIGH** is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

DIRECTIONS

For sat-nav use EX18 7AQ and the What3Words address for the track is

[///incensed.commended.award](https://www.what3words.com/#!/incensed.commended.award)

Viewings strictly by appointment with the agent, please do not access the land without an appointment.



# Helmores

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