

## Lovelace Meadow Devon

A magical mix of open meadow and woodland on the Cornwall / Devon border, in an exceptionally quiet and secluded location.

### Details

**Price:** £115,000 Freehold

**Location:** Clawton, Holsworthy, Devon

**Size:** Over 7 ½ acres for sale

**OS Landranger:** OS No 190

**Grid ref:** SS 382 004

**Nearest post code:** EX22 6PL

### Local manager

**Anton Baskerville**

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## Description

Lovelace Meadow is nestled in a tranquil and secluded location on the border between Cornwall and Devon, situated between Holsworthy and Launceston. This rural haven includes a combination of open land, woodland and a flowing stream providing a blissful backdrop of natural beauty and serenity.

The land, which has a history of agriculture, features an extensive central open meadow area surrounded by mature broadleaved trees on all sides, along with a section of woodland to the south of the meadow. The existing woodland not only enhances the biodiversity of the meadow but also serves as a vital wildlife corridor. Clear deer tracks wind through the woodland and out across the meadow to the substantial stream which forms the northern boundary. The stream is a fantastic feature, with the flowing waters between the bluebell lined banks providing a natural source of water for the meadow. The trees which line the meadow's edge offer shade at the banks.

The wooded section on the other side of the meadow to the south also has a smaller woodland stream which runs through it. The standing mature trees act as a source of seeds, facilitating the natural regeneration of the land in conjunction with active tree planting. Oak trees have already begun to take root along the meadow's edges. Both the land and its surrounding area already serve as an important sanctuary for wildlife, hosting a variety of species including deer, rabbit and badger. The addition of new woodland to the open land will further expand the diverse habitats already present.

This meadow could be of interest to both those looking into carbon offsetting as well as those considering woodland creation for amenity purposes, thanks to the ample planting opportunities available. Additionally, it boasts excellent amenity value, with the woodland to the south adding visual interest to the landscape. On sunny days, sunlight shimmers through the canopy, casting a dappled light over the woodland floor.

In terms of finding the meadow, head down the access track which runs diagonally across the field from the main gate next to the public highway. Once you leave this field and enter the wooded section, the most southern tip of Lovelace is on your left hand side. From here, follow the access track as it bends around to the left all the way to the end, again with Lovelace on your left hand side for the duration of the track. At the end of the track, a large section of hardstanding in the middle of the meadow signifies the entrance, where a ride stop can also be found. Mature trees border the meadow on all sides giving an intimate sense of privacy. A small stream on your right hand side, just beyond the post and rail demarcates one section of the eastern boundary, which runs down and joins the much larger stream, itself forming the northern boundary. Looking left at the entrance you will see the wooded section, which runs off to the south, with the access track forming the eastern boundary and a combination of an old woodland bank and fencing forming the western boundary.

Lovelace Meadow truly is rural retreat, where one feels at the end of the road and away from the world. With such a variety of features and the potential for extensive new planting, it holds a huge amount of potential, allowing a new steward to transform the landscape by planting trees that harmonise with the existing woodland, further diversifying this already lush landscape.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Access, tracks and footpaths

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Lovelace meadow is accessed via an excellent hardcore track which runs from a council maintained highway, allowing for year round vehicular access to the land. There is a substantial parking area at the entrance to the meadow which could hold a number of vehicles.

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### Rights and covenants

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Lovelace Meadow comes with freehold title and there are no public rights of way across the land.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Local area and history

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The meadow is found in what is known as 'Ruby Country', renowned for some of Devon's most beautiful and unspoilt countryside. Bordered by the upland expanses of Dartmoor, Exmoor and Bodmin, and to the north by the wild North Devon coast, Ruby Country is known as "undiscovered Devon". Ruby Country is constituted by around 45 parishes surrounding the market towns of Holsworthy and Hatherleigh.

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### How to find this meadow

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You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

Lovelace Meadow is accessed via a stoned track from an unnamed public highway near the village of Clawton, in Devon. Holsworthy is around a 10 minute drive away to the north west, with Launceston (20 minutes) and Bude (25 minutes) both also nearby.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps.

**Satnav:** the postcode **EX22 6PL** is the nearest to meadow, but please note it is a short drive from the entrance.

Coordinates for satnav are: **N50.7798, W-4.2851** for the metal gate at the start of the access track.

[Google maps location](#)

The what3words reference for the main gate is: **lakes.area.skate**

Once parked at the main gate:

- Carefully climb the gate and head down the access track which runs diagonally across the field
- Follow the track through the wooded area until it bends around to the left and continue down the track all the way to the end.
- The track terminates at the entrance to Lovelace Meadow.

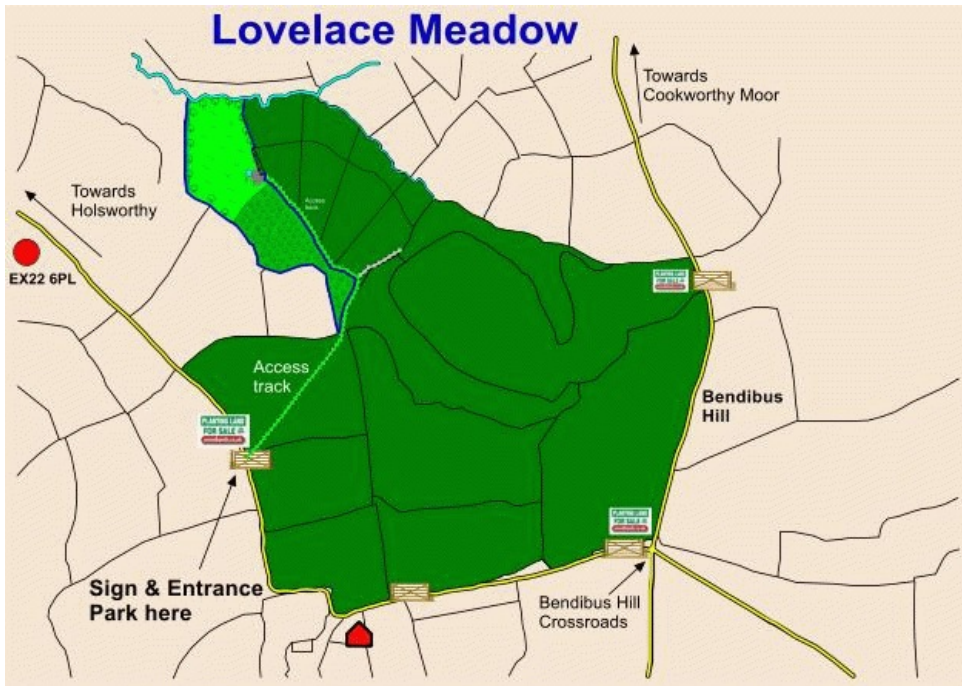
**Boundaries:**

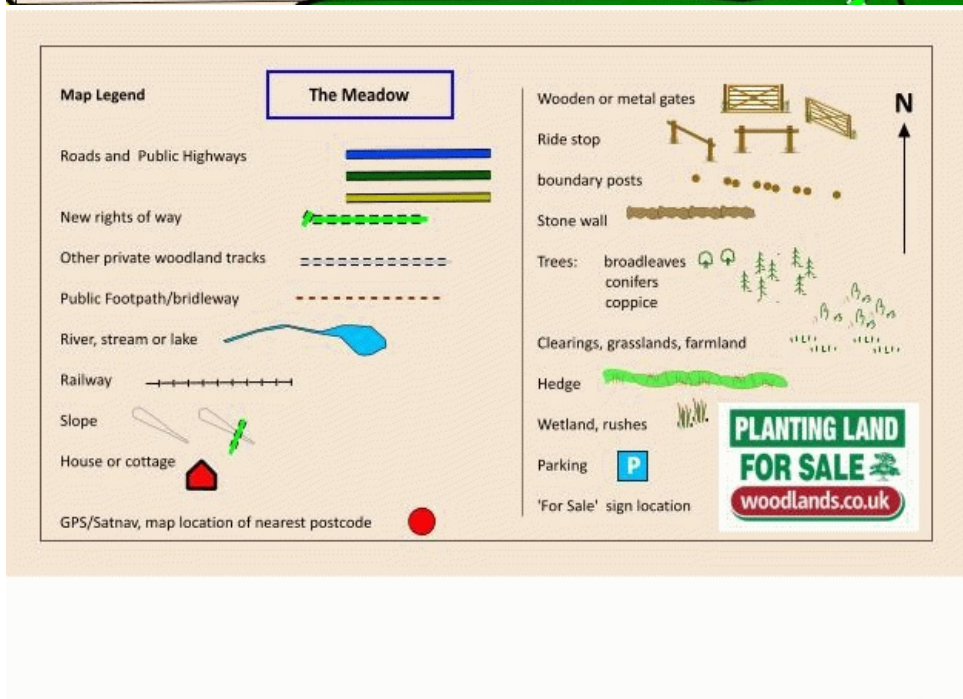
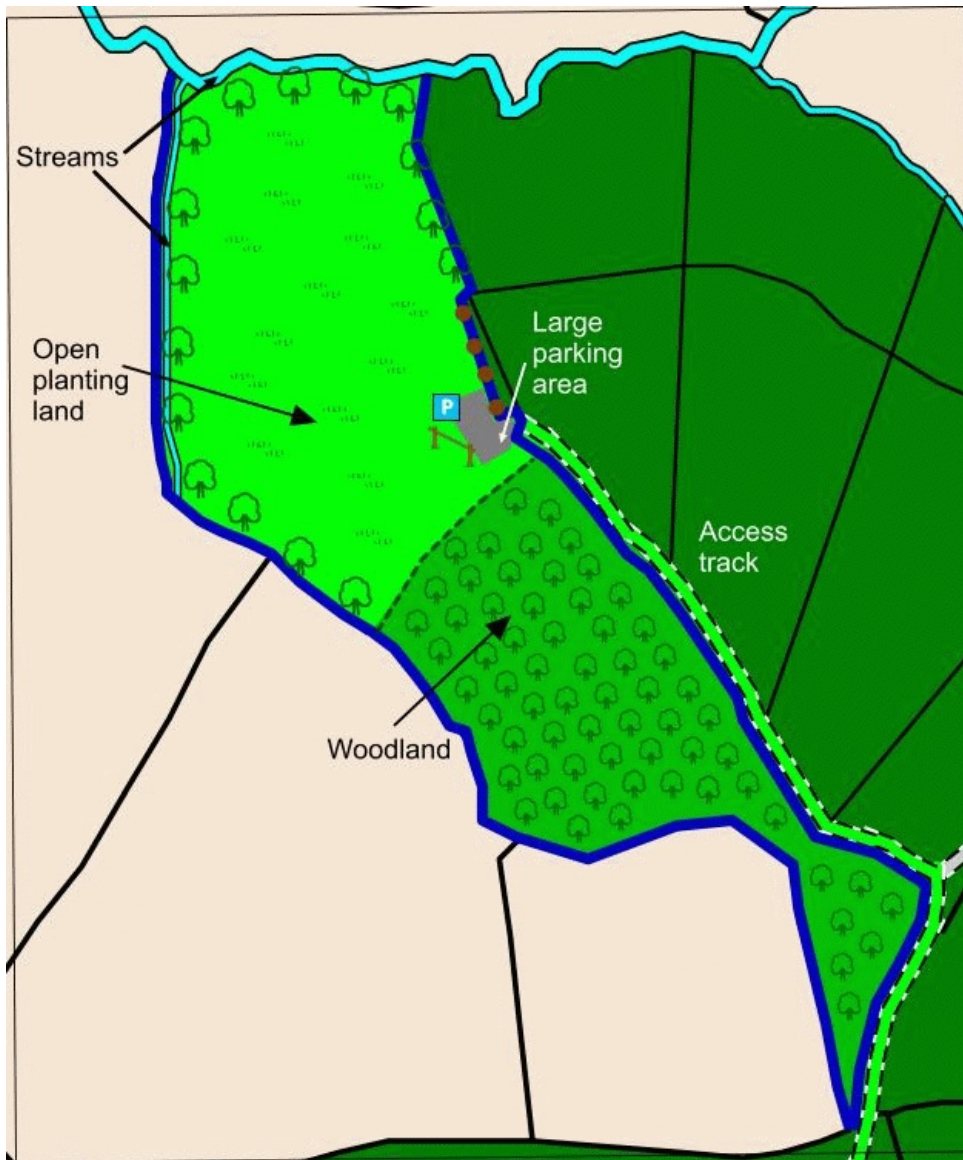
Boundary features are marked with blue paint:

Northern boundary: stream

Eastern boundary: small stream / post & rail (meadow) and access track (woodland)

Western boundary: small stream (meadow) and old woodland bank / fence (woodland)





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.