



Barton Meadow Devon

Barton Meadow offers a rare chance to own a beautiful parcel of land with breath-taking views of rolling hills and neighbouring farmland, within easy reach of the Dartmoor National Park.

Details

Price: £85,000 Freehold

Location: Northlew, Okehampton, Devon

Size: Over 5 ½ acres for sale

OS Landranger: OS No 191

Grid ref: SX 519 978

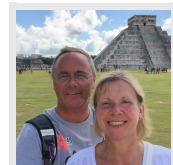
Nearest post code: EX20 3NS

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Barton Meadow offers an opportunity for those seeking a peaceful parcel of land with a strong connection to nature. Charming views can be enjoyed from the meadow across rolling hills and neighbouring farmland, extending south towards the popular Dartmoor National Park.

The location and features of this meadow make it ideal for private amenity use, tree planting, and other conservation-focused projects. There are numerous tree planting grants readily available, offering financial support for woodland creation projects. This ideal setting is perfect for those looking to contribute to local biodiversity while enjoying a private retreat. It is located only 15 minutes away from the historic town of Okehampton, with Exeter under an hour to the east, and the coastal town of Bude only a 50 minute drive to the west.

For camping enthusiasts, the meadow offers convenient access and parking for cars, medium-sized campervans, or caravans. Entry from the secured north access gate via the public highway leads you along a stone track to a sturdy private hardstanding area, offering convenience and flexibility for campers and caravanners to enjoy the peaceful environment.

You will enter Barton Meadow via the shared access track that leads through the northwest corner of the boundary line. Upon entry, a moderate gradient gradually levels out as you proceed southwards along the track, eventually reaching the meadow's southern boundary, composed of a mature hedgerow.

The moderate slope facilitates rainwater drainage, creating optimal conditions for tree planting activities. The western boundary follows the inner edge of the shared access track and is sheltered by a mature hedgerow. From this vantage point, the land extends eastward in a broadly square shape. The other three boundaries are defined by mature hedgerows containing a mix of shrubs, bushes, and occasional trees. In the summer months, these hedgerows offer the added bonus of wild berries.

A public footpath runs the length of the northern boundary, as highlighted on the wood map. This footpath begins at the northeast corner, where it enters the meadow by crossing a stile and continues along the northern boundary until it reaches another stile at the northwest corner of the meadow.

Surrounded by mature hedgerows and scattered broadleaf trees, the meadow serves as a sanctuary for deer, rabbits, and various bird species, such as buzzards, owls, and pheasants. These hedgerows also offer food and shelter for numerous smaller birds, acting as natural seed banks to promote natural regeneration and support tree planting efforts.

Barton Meadow is a lush parcel of land, rich in character and offering beautiful views in a sought-after location in the Devon countryside. It presents a unique opportunity for its next custodian to create a lasting legacy.

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.

Wildlife

The meadow is teeming with life, featuring numerous birds such as buzzards, owls, pheasants, and smaller songbirds, all in search of food and shelter within the hedgerows. Rabbits and deer also make frequent visits, leaving their distinct tracks visible upon close inspection of the hedges.

Features

- Easy access from public highway and suitable for medium sized campervan/caravan
- Picturesque views
- Scenic location close to Dartmoor National Park
- Open grassland containing mature hedgerows and trees
- Opportunities for tree planting & rewilding

Access, tracks and footpaths

Barton Meadow comes with freehold title and there is a public footpath which runs along the northern boundary of the meadow, which is used very occasionally. The land is accessed through a secured gate via a stoned track from the public highway.

Rights and covenants

Sporting rights are in hand.

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.

Activities

Imagine yourself in the southeast corner of the meadow, an ideal camping spot offering some protection from the elements thanks to the two hedgerows. Enjoying an evening around a crackling campfire in this private location could be an unforgettable experience for everyone.

Local area and history

Ruby Country, nestled in the heart of Devon, is a treasure trove of history and natural beauty. This region boasts ancient sites, including Bronze Age settlements and medieval churches, set against a backdrop of rolling hills, lush meadows, and picturesque woodlands. It's a haven for wildlife enthusiasts, with rare species of birds, butterflies, and mammals. The area's strong agricultural heritage is evident in its high-quality local produce, showcased at farmers' markets and farm shops.

How to find this meadow

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

Google Maps location for main entrance gate: [Click Here](#)

What3Words location for main entrance gate: [Click Here](#) (///maximum.nudge.decisive)

Nearest Postcode: EX20 3NS

Coordinates: 50.764688, -4.103207

Directions:

In terms of finding the meadow, when heading from Okehampton direction, follow Northlew Rd heading west for 4 miles. Look out for a turning on your left-hand side signposted for Ashbury and turn left there onto Waterhouse Hill. Follow this single track road for about a ½ mile and on your left hand side, you will see a metal gate with a Woodlands.co.uk sign (Tree Planting Land). Park safely at the gate carefully climb over the padlocked gate and follow the stone track for approx. 400 metres. Barton Meadow is on the left side of the track and is identified by a purple coloured name plate.

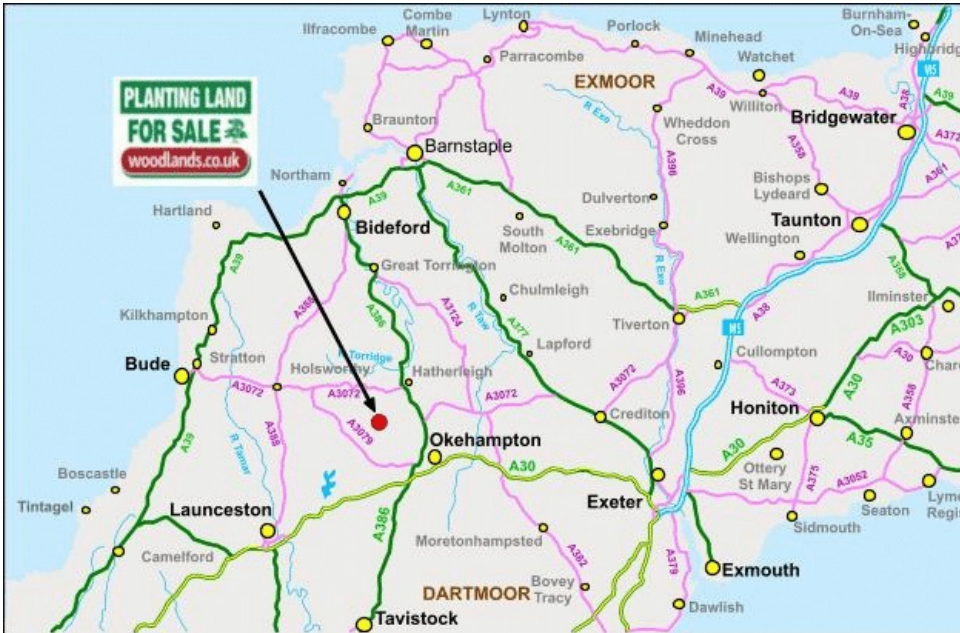
Boundaries:

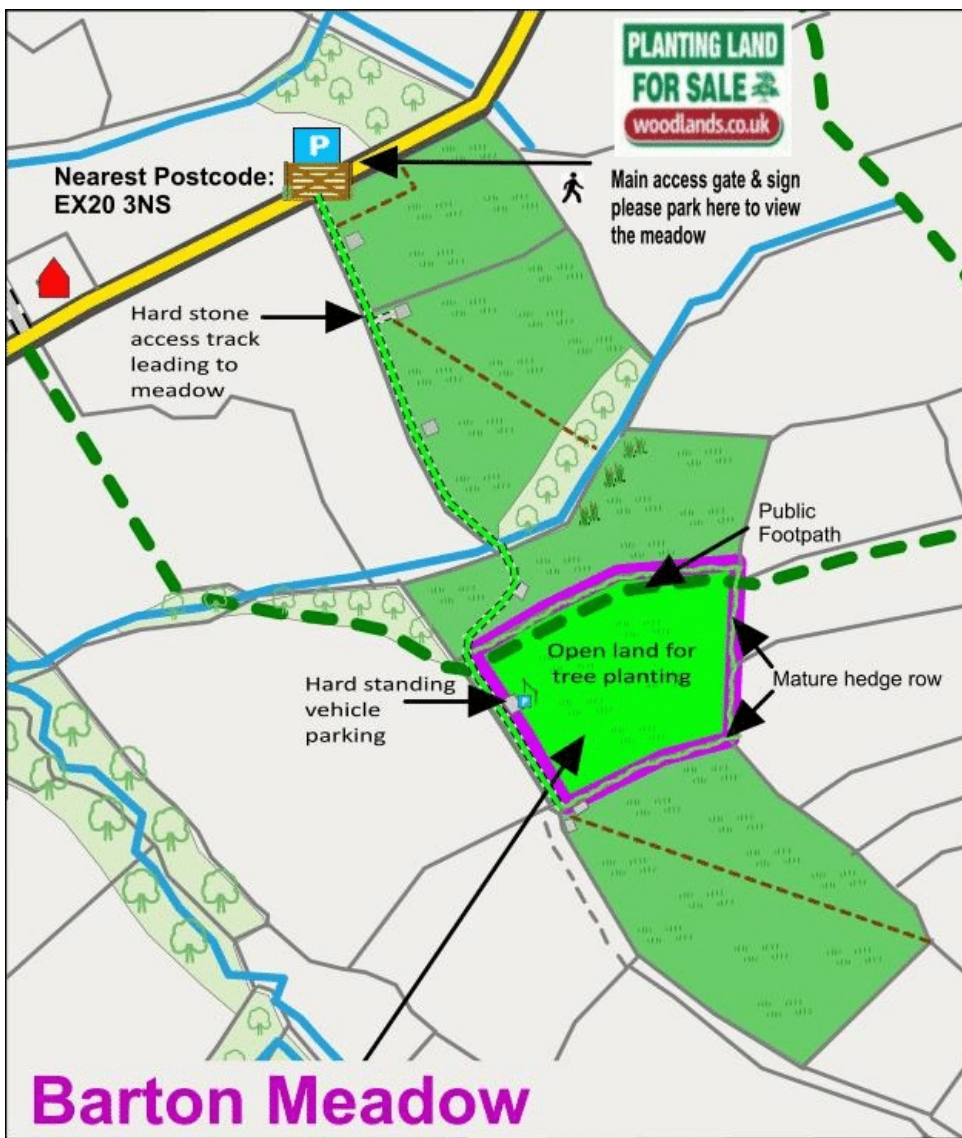
Northern: Mature hedgerow

Southern: Mature hedgerow

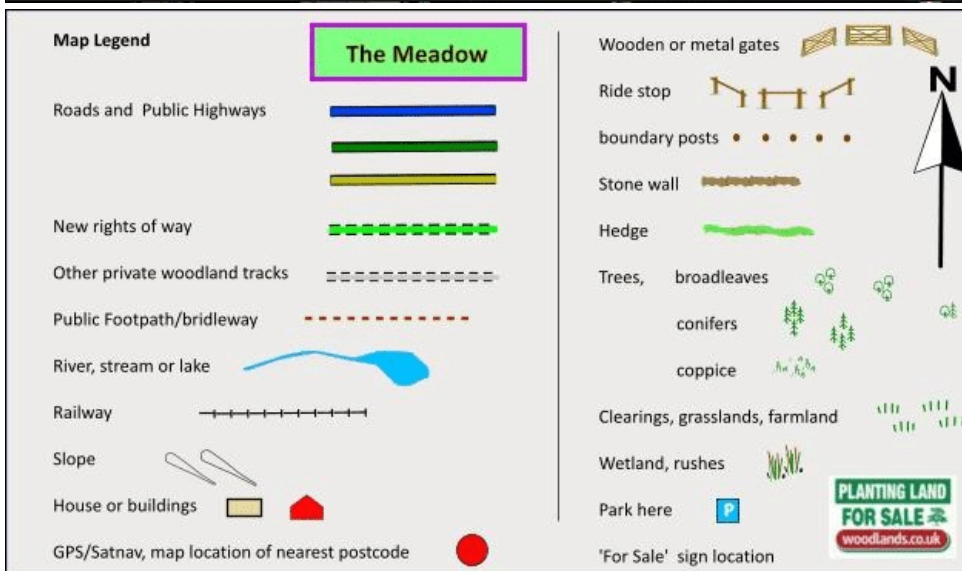
Eastern: Mature hedgerow

Western: 1m inside the edge of the access track





Barton Meadow



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.