



Dreckly Meadow Devon

Charming meadow on the banks of the River Torridge with stunning views, natural drainage and abundant wildlife.

Details

Price: £95,000 Freehold

Location: Bradworthy, Holsworthy, Devon

Size: Over 5 acres for sale

OS Landranger: OS No 190

Grid ref: SS 322 175

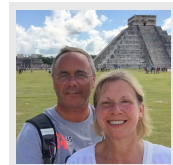
Nearest post code: EX22 7SW

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Welcome to Dreckly Meadow, where access is made easy through a secured gate next to the public highway. The newly maintained stone track leads you to the private parking area, ensuring year-round entry. When you arrive, take a moment to soak in the stunning views to the north, where the valley and neighbouring fields meet the horizon in a picturesque scene.

Dreckly Meadow not only offers you the chance to make a positive environmental impact but also comes with the added benefit of being on the banks of the beautiful River Torridge. The river enhances the natural beauty of the meadow and comes complete with fishing rights as well as providing a crucial water source for the thriving ecosystem.

The meadow's gentle slope naturally directs water towards the River Torridge, enhancing drainage. Steeped in agricultural tradition, this land has long been a haven for sheep and cattle, offering them lush grazing pastures. It also produced abundant hay to sustain them through the winter months. By planting trees here, you could create habitats for wildlife and contribute to a greener future and your efforts will leave a lasting legacy for generations to come.

The southern boundary is defined by an earth bund which runs parallel to the track. The western boundary features a picturesque belt of mature trees and bushes, lined with wildflowers and fruit bushes that offer protection and food for wildlife.

Along the northern boundary, the riverbank provides a secluded spot for setting up camp or fishing, with the privacy provided by lush trees. This natural haven offers a perfect escape from the hustle and bustle of daily life. Enjoy the gentle rustling of leaves, the flow of the water and the chorus of the birds whilst unwinding from the daily stresses of life.

The eastern boundary, leading back to the meadow's entry point and hard-standing parking area, is lined with a mix of small trees, bushes, shrubs, and occasional bramble, providing seasonal fruits. Additionally, although not too obvious, if you climb in through the hedgerow, you will be please to find yet another hidden bonus of a small stream running the full length of the meadow northward to meet the River Torridge.

Dreckly Meadow offers a wonderful opportunity for those passionate about the environment and nature. This private sanctuary is perfect for planting trees, whether you're looking to offset carbon or simply enjoy the beauty of a establishing a new woodland. By investing in this land, you're not only enhancing the landscape but also creating a habitat for wildlife and leaving a lasting legacy to enjoy.

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.

Trees

Adding to the meadow's charm are the occasional mature trees, standing as timeless sentinels watching over the land. A mix of broadleaf species populate the woodland belt which covers the northern section of the land along the river bank.

Wildlife

Wildlife enthusiasts will enjoy spotting deer, rabbits, and hares, with their tracks visible in the grass and hedges. Birdwatchers can observe owls, pheasants, and buzzards flying above, alongside numerous smaller birds seeking food and shelter in the hedgerows. The River Torridge attracts a variety of wildlife commonly associated with a significant watercourse.

Features

- Private access to the River Torridge, with fishing rights included
- Small stream running the full length of the eastern hedgerow
- Expansive open land, perfect for woodland creation
- Mature trees and bushes along all four sides, naturally seeding the area
- Well-established boundaries offering both privacy and shelter
- Prime location with excellent access for cars or campervans

Access, tracks and footpaths

Dreckly Meadow is accessed through a secured shared gate followed by a short drive along a stoned track along which a full right of way will be granted. The meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

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

In addition to its breath-taking natural beauty, this land offers immense potential for tree planting, creating shelter belts, and expanding woodland areas. These efforts will foster and support local wildlife and birdlife.

Access in a campervan is made easy via the tracks with ample space for parking, this is an ideal camping spot to enjoy all the activities the local areas have to offer.

A spot of fishing can be enjoyed on The Torridge.

Local area and history

The meadow lies within the enchanting region known as 'Ruby Country,' celebrated for its unspoiled and breathtaking Devonshire countryside. It is also close to the village of Bradworthy and is often referred to as the "last village in North Devon" because it sits just 3 miles northeast of the border with Cornwall. Venture further west, and you'll find yourself in the Cornish village of Kilkhampton. This unique location adds to Bradworthy's charm, making it a gateway between the two counties.

Bradworthy also proudly claims to have the largest village square in England. This tarmacked area at the heart of the village has been a focal point for around 1,000 years. Enclosed by businesses and houses, the square is a testament to Bradworthy's historical continuity.

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

Dreckly Meadow is accessed via a stoned track from an unnamed public highway near the village of Higher Hele, in Devon. Ashmansworthy is around a 5 minute drive away to the north east, with Bradworthy (10 minutes) and Bude (30 minutes) both also close by.

Google maps location - [Main gate](#). Park here, carefully climb the gate and follow the access track down to the meadow.

Click [here](#) for Google 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 at the gate. Thereafter please follow the maps on foot.

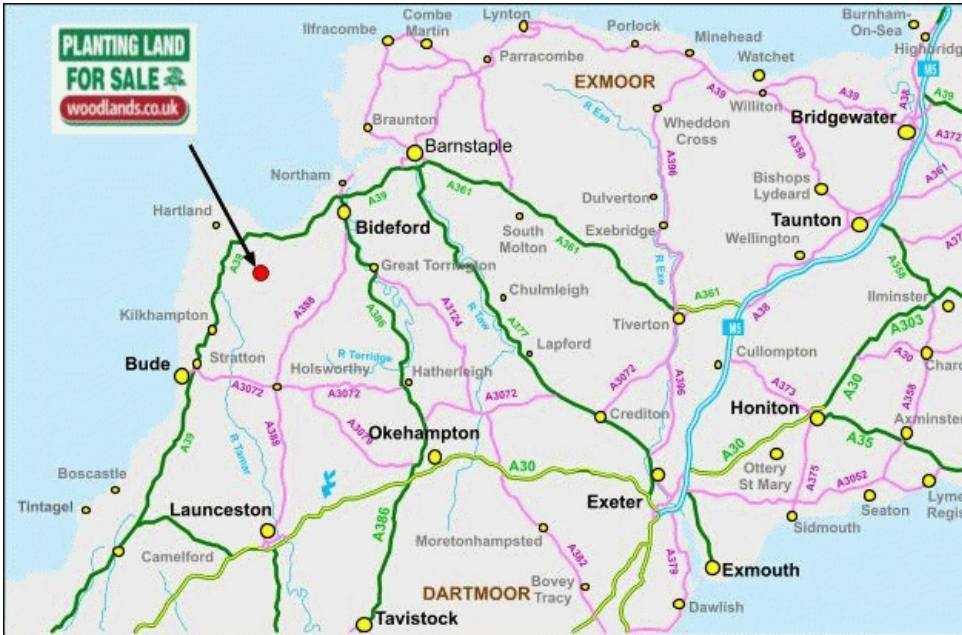
Satnav: the post code EX22 7SW is the nearest post code to the meadow, but please note it is a short drive from the entrance.

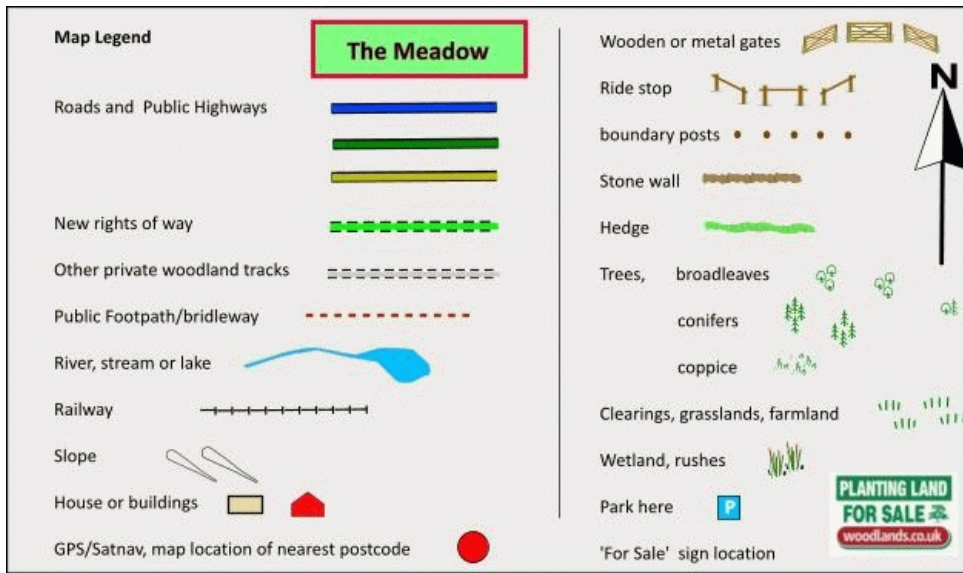
What3Words reference: ///undertone.noun.skirt

Coordinates for satnav are: 50.9316, -4.3854 for the metal gate at the start of the access track.

Boundaries:

- Southern boundary is an earth bund which runs parallel to the track
- Western boundary is the mature hedgerow running the length of the meadow
- Northern boundary is the banks of the river Torridge
- Eastern boundary is a mature hedgerow with small stream





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.