



LAND at BLACKBIRD WOOD
GUIDE PRICE £135,000

Off Grid Cabin in Approx. 3.6 acres of Woodland

 | Bedroom

 | Bathroom

 | Reception Room

 EPC Rating: N/A


MILLER
TOWN & COUNTRY



- » Approx. 3.6 Acres of Deciduous Woodland
- » Gravel Drive
- » Fully Insulated Cabin
- » 2 Ponds
- » Shed, Log Store & Polytunnel
- » 2 Vegetable Patches and Fruit Cage
- » Recently Planted Orchard

The Property

A lovely piece of deciduous woodland containing oak, alder, ash, larch and other varieties totalling approximately 3.6 acres in all. The owners have made significant upgrades over the last two years, including a bespoke fully insulated 24 ft x 10 ft timber cabin with wood stove providing heat and cooking, running water from rainwater collection, electricity from both generator and solar panels and compost toilet. Other improvements include a gravel drive leading from the entrance gate to the cabin, two vegetable patches, two ponds, polytunnel, fruit cage (gooseberry, black currant and red currant), orchards (plum, pear and eating, cooking and cider apples). The property also includes a small paddock, useful shed, log store and outdoor compost toilet.



Location

The small hamlet of Thorndon Cross is just 2.5 miles from the Sourton Down A30 junction and 6 miles from the former market town of Okehampton. Okehampton is known as the walking centre of Devon, and one can access the wilds of Dartmoor just outside of town. Okehampton has a wide range of amenities, including 3 supermarkets, cafes, pubs and a range of independent retail shops. There is also rail connection to Exeter, where one can travel onward via the main line service to London Paddington.



Agents Note: We understand from the vendors that the cabin was built as a temporary structure.

woodlands.co.uk covenants apply (e.g. no use of firearms, no racing of motorised vehicles, no commercial campsite, no business purposes other than agriculture or forestry, no use that is likely to cause damage to access track, no use that would become a nuisance to neighbours, etc.)

Services: No mains services connected. Generator and solar electricity. Compost toilets. Rainwater collection.





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VIEWING:

Strictly through the vendor's sole agents
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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

