

Lewen Meadow Devon

An attractive mixed meadow and woodland in North Devon with a charming stream forming the eastern boundary.

Details

Price: £69,000 Freehold
Location: Fremington, Barnstaple, Devon
Size: Over 3 ¾ acres for sale
OS Landranger: OS No 180
Grid ref: SS 503 301
Nearest post code: EX31 3QG

Local manager

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Description

For those interested in woodland creation, either for private amenity use or carbon offsetting, the best place to do so is adjacent to existing woodland. For this reason, Lewen Meadow provides the ideal canvas for a tree planting project, with the woodland fringe to the east providing a ready supply of seeds for natural regeneration, in addition to all the other insects, fungi and animals it supports. As such, Lewen Meadow is designated as a woodland priority habitat by The Forestry Commission.

It can be found tucked away at the end of a Devon country lane, offering a real feeling of seclusion and privacy. At the entrance on the western edge of the meadow lies an area of hardstanding where a vehicle can be parked. The grassland is largely rectangular in shape, stretching from here eastwards towards the wooded section, which is part of the larger Lake Covert. As the woodland is approached, two field trees stand alone in the field guarding its entrance.

Upon entering, an unstoned track offers good access straight ahead heading east. The woodland is well balanced, with good spacing between the trees allowing plenty of light down to the woodland floor. Generous clearings provide excellent spots camping. The eastern boundary is formed by a charming stream which meanders through the trees, surrounded by an array of ferns and other flora. The stream provides a wildlife rich wetland area along its banks.

Lewen Meadow would interest anyone looking for a parcel of land with both open ground, enabling space for activities and conservation work, alongside a more established woodland habitat, itself providing opportunities for forestry work, collecting firewood and wildlife observation.

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.

Features

- Combination of open land for planting and a belt of woodland to the east.
- Tucked away location at the end of a small country lane.
- Charming stream running along the eastern boundary.
- Private parking and excellent access.

Access, tracks and footpaths

The land comes with freehold title and is accessed via a metalled track which runs from a highway maintainable at public expense. 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.

Local area and history

The land lies to the south of the village of Fremington and the river-port town of Barnstable, both of which lie on the River Taw estuary. The River Taw crosses North Devon, flanking Dartmoor before emptying into Bideford bay. It has a rich commercial and military history, with ships traversing its length to do everything from servicing the booming wool industry to sailing out the mouth of the estuary to join Sir Francis Drake's fleet which took on the Spanish Armada.

In more modern times, it is perhaps most famous for Henry Williamson's Tarka the Otter, the poetic novel which tells the story of the life of Tarka. The Tarka Trail is a 180 mile long walking and cycling route which navigates across North Devon and Exmoor, and is the longest traffic free cycling route in the UK.

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

Lewen Meadow is accessed via a stoned track from an unnamed public highway near the hamlet of Bickleton, in North Devon. Barnstable is around a 15 minute drive away to the north east, with Bideford around 20 minutes away to the south west.

[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 **EX31 3QG** is the nearest to meadow, but please note will take you to a location ½ a mile away, just before the required turning which is signposted for 'Knightacott'.

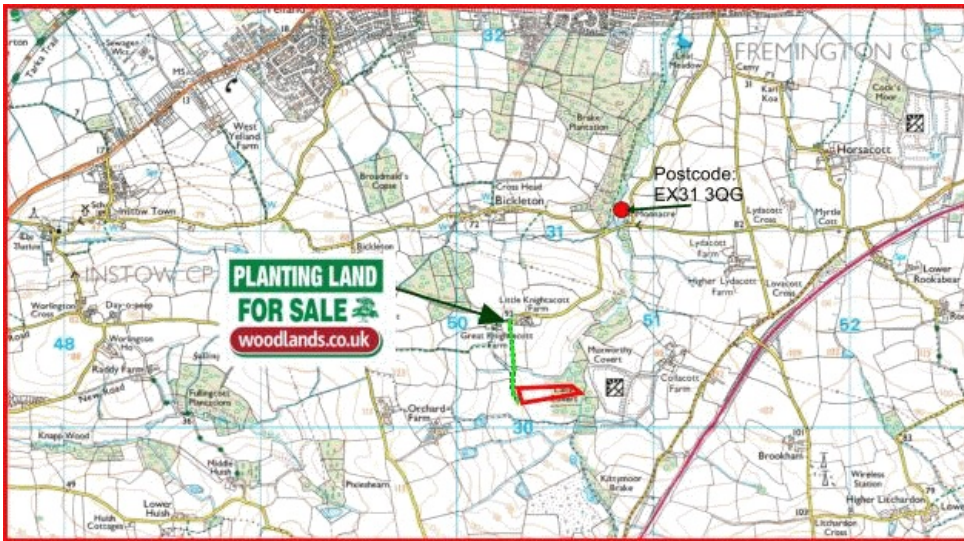
Coordinates for satnav are: **51.0545, -4.1378** for the metal gate at the start of the access track.

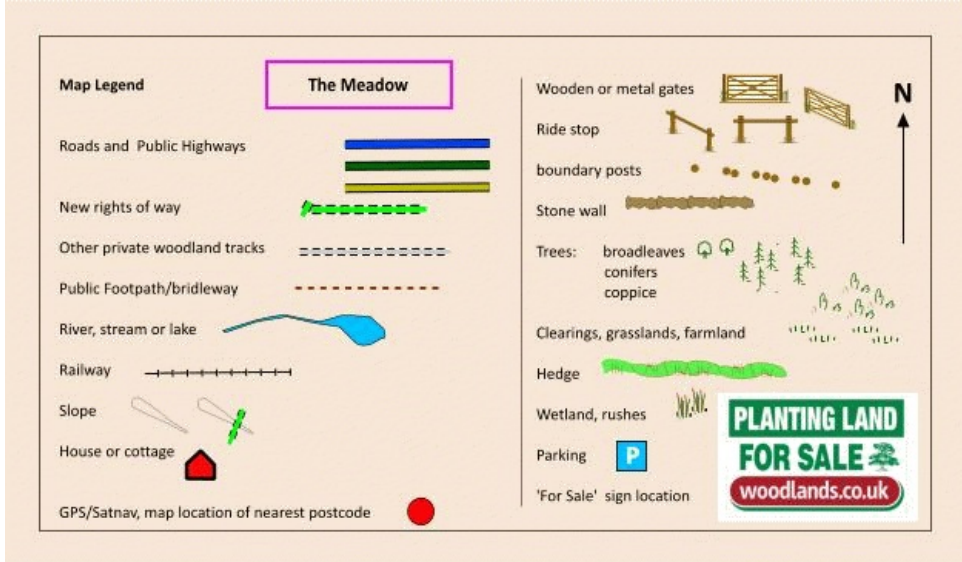
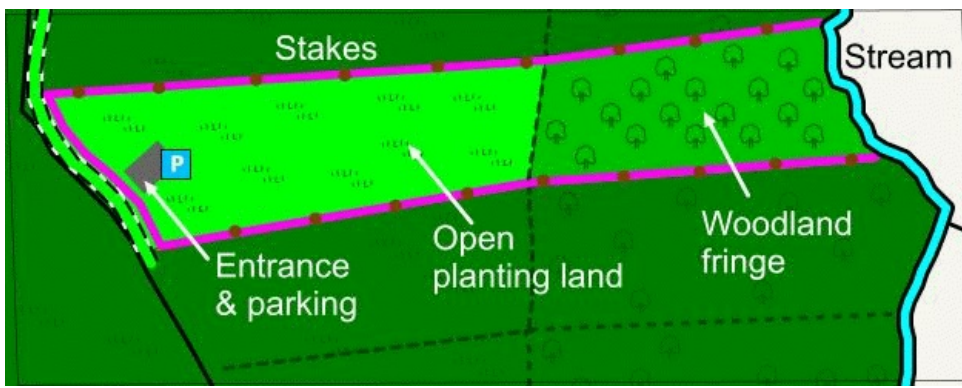
Directions:

From the centre of Barnstable, cross the Barnstable Long Bridge towards Sticklepath. Follow the A3125 through Sticklepath and turn left at the roundabout just before Bickington Road towards Roundswell. Take the third exit at the next roundabout signposted for Eastliegh and Holmacott, which will take you on to Old Bideford Road. Follow straight for just under 2 miles, where you will need to turn right, following the signpost for Fremington. Follow for 450m before turning left at the first cross road you reach, following the sign to Bickleton and Instow. Follow straight for 800m before taking a final turning on your left, signposted for Knightacott. Follow this small country lane for ½ a mile right to the end of the road, at which point the entrance gate and woodlands sign will be on your left hand side. Park here and climb the gates, before following the green route on the 'wood maps' by foot, which will take you straight down a long access track. Lewen Meadow is the second meadow on your left hand side at the bottom of the track.

Boundaries:

Boundary posts are marked with purple paint.





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.