



## Merriment Meadow Devon

A peaceful private retreat close to Barnstaple in North Devon, featuring open meadow, a small copse and a freshwater stream.

### Details

**Price:** £59,000 Freehold

**Location:** Fremington, Barnstaple, Devon

**Size:** About 3 ½ acres for sale

**OS Landranger:** OS No 180

**Grid ref:** SS 501 301

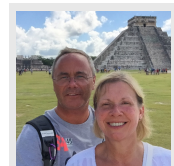
**Nearest post code:** EX31 3QG

### Local manager

**Colin Gordon**

07775 726458

[colin@woodlands.co.uk](mailto:colin@woodlands.co.uk)



## Description

Merriment Meadow is a beautifully varied parcel of land, featuring open meadow and a small woodland area, just a short 20-minute drive from Barnstaple. Nestled south of the village of Fremington, it enjoys breath-taking countryside views and presents a rare opportunity to own a private, tranquil retreat in a highly desirable location.

The meadow is accessed via a stone track that begins at a double field gate at the end of Knightacott Lane, marked by a Woodlands.co.uk sign. Following the track for 300 metres, you'll reach a turning on your right, where the meadow nameplate on your left marks the northern boundary. Here, a spacious hard-standing parking area provides ample space for a car or campervan.

From this point, the land extends southward, bordered by mature hedgerows and stock-proof fencing along the eastern boundary to your left. Standing prominently in the meadow is a lone, mature oak tree, a charming focal point and a perfect spot for shade on those warm summer days. To the right, the western boundary is marked by a line of field stakes, with occasional posts colour coded with violet paint for identification. The southern boundary is defined by a charming freshwater stream, nestled behind a mix of hedgerow, broadleaf trees, and stock-proof fencing, adding to the natural beauty of the landscape.

In the far left corner of the meadow, a metal gate provides convenient access to a secluded section of woodland and a gently flowing stream. This peaceful and private spot is ideal for establishing a small family base camp, perfect for those looking to make the most of the camping regulations.

This meadow, previously harvested for hay and silage, now offers an ideal opportunity for diversification. It is well-suited for tree planting to establish woodland or other conservation initiatives. With no public rights of way, it serves as a secluded haven—perfect for individuals or families seeking a private retreat away from the demands of daily life.

Grant funding may be available to support woodland creation, offering an added incentive for a new owner. Early viewing is recommended.

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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### Trees

The boundaries of the meadow are adorned with a diverse mix of trees and shrubs, including ash, beech, oak, holly and hawthorn, among others. These natural features provide shelter and food for local wildlife, enhancing the area's ecological richness.

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### Wildlife

The meadow serves as a vital corridor for both passing and resident wildlife, supporting a rich variety of life. Tracks and hoof prints throughout the area hint at the presence of deer, making it an ideal spot to set up a trail camera and observe the hidden movements of wildlife when humans aren't around

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### Features

- Close to Barnstaple as well as convenient access to local coastal views
- Mix of meadow and small section of woodland
- Fresh water stream offering valuable water source
- No public rights of way
- Abundant wildlife
- Excellent access

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### Access, tracks and footpaths

Merriment Meadow comes with freehold title and is accessed via a stoned track directly from the public highway, providing year round access. There are no public rights of way across the land.

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### 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.

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### Activities

This meadow offers a fantastic opportunity for occasional family camping or for owners passionate about tree planting and

wildlife conservation. Installing bird and bat boxes would enrich nesting and roosting habitats.

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### Local area and history

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A short 20 minute drive will get you to Barnstaple, one of England's oldest boroughs, is steeped in history, boasting a thousand-year-old market and the medieval Barnstaple Long Bridge with its 16 graceful arches spanning the River Taw. The Museum of Barnstaple and North Devon offers fascinating glimpses into the town's past, including a rare Barnstaple Penny from the reign of King Cnut. Nearby, the scenic Tarka Trail, inspired by Tarka the Otter, winds through the countryside, offering breath-taking views.

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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.

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### Directions

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#### Directions to main entrance gate:

Google Maps Pin for main gate [here](#).

What3Words reference for main gate [here](#). (///makeup.occupy.smarting)

Closest postcode: EX31 3QG

Coordinates for main gate are: 51.054608, -4.137866

#### Directions:

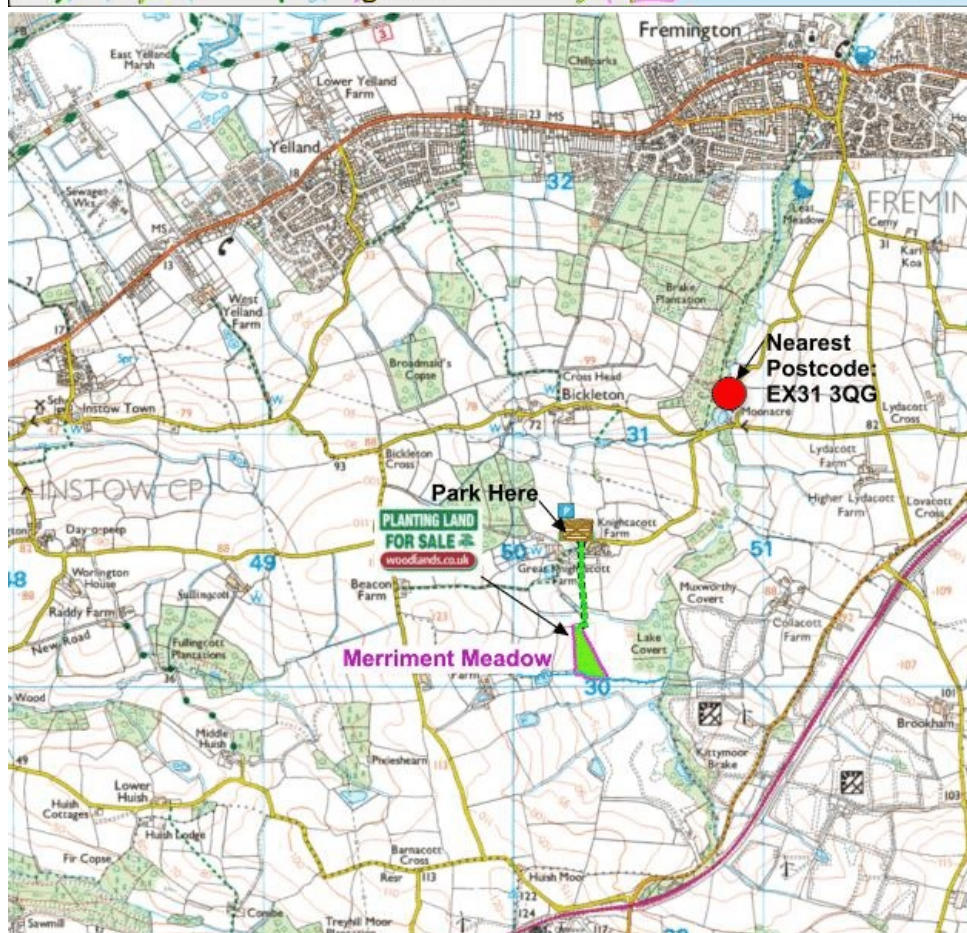
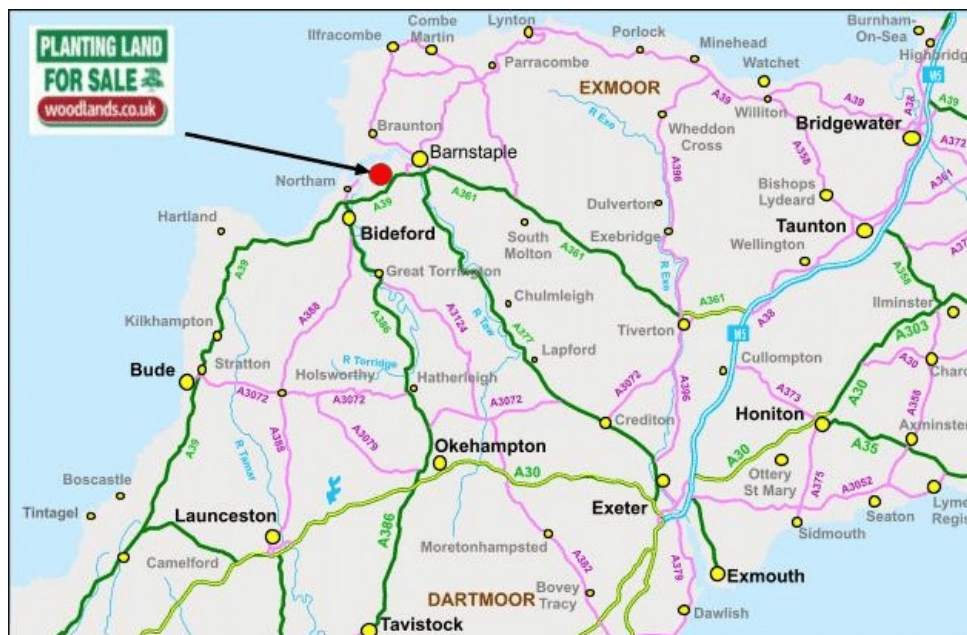
- When heading along the A39 from the Roundswell roundabout at postcode EX31 3NP, take the exit onto A3125.
- Stay on the A3125 until you come to roundabout with Old Bideford Road and take the 1st exit.
- Stay on that road for almost 2 miles until you see the turning on your right for Fremington, turn right here and drive for a ½ mile then turn left at the crossroads.
- Follow this single-track road along Knightacott Lane for around a ½ mile and turn left signposted Knightacott.
- Follow Knightacott lane for a further ½ mile and you will meet with a gate leading to Great Knightacott Farm.
- At this point you will notice the Woodlands Tree Planting Land sign and a double metal gate on your left.
- Kindly park your vehicle here ensuring that access to the farmhouse gate is not obstructed.
- Carefully climb the double metal gate on your left and proceed down the stone track for approx. 300 meters until you reach a turning on your right where you will find a name plate for Merriment Meadow.

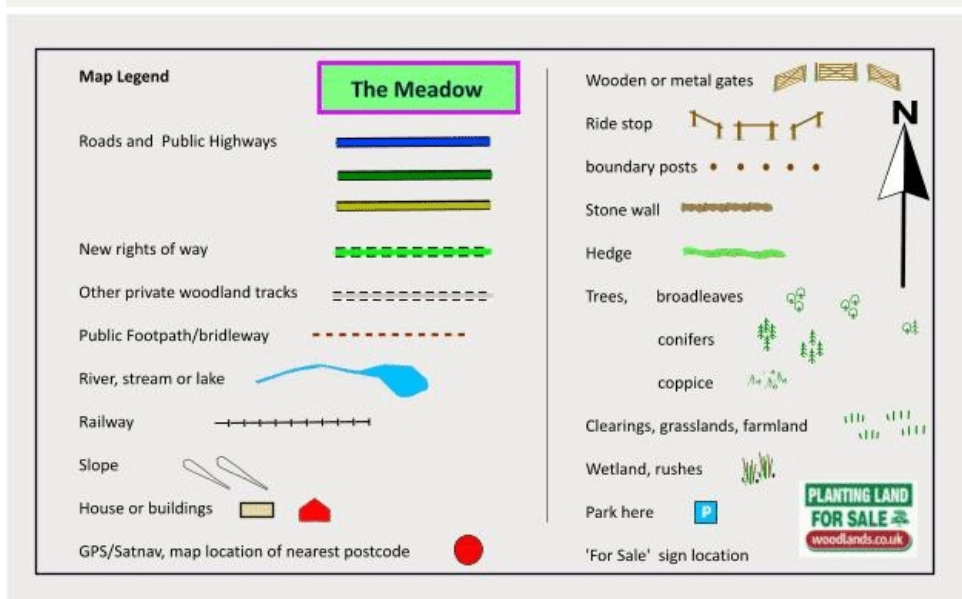


## Boundaries:

Boundary posts are marked with violet paint:

- Northern: stone track and old wooden fence line
- Eastern: stock fence and mature hedgerow
- Southern: stream
- Western: field stakes





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.