



## Spenser Meadow

### Devon

A peaceful meadow hidden in a tranquil spot on the outskirts of Barnstaple, featuring a gentle stream, perfect for tree planting and enhancing the natural landscape

#### Details

**Price:** £55,000 Freehold

**Location:** Fremington, Barnstaple, Devon

**Size:** About 3 ¼ acres for sale

**OS Landranger:** OS No 180

**Grid ref:** SS 501 301

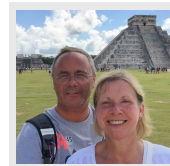
**Nearest post code:** EX31 3QG

#### Local manager

**Colin Gordon**

07775 726458

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



## Description

Nestled in the picturesque countryside of North Devon, Spenser Meadow spans approximately 3 1/4 acres of open land, enhanced by the gentle presence of a meandering stream. Previously used for hay and silage, the meadow now presents a wonderful opportunity for diversification.

Whether for woodland creation or conservation projects, its rich landscape lends itself beautifully to environmental initiatives. With no public rights of way, it provides a peaceful and private sanctuary, an ideal retreat for individuals or families looking to reconnect with nature and escape the pressures of everyday life.

Access to the meadow is 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 the right, where the meadow's nameplate appears further along the right hand track. A spacious hard-standing parking area offers ample space for a car or campervan, ensuring ease of access year-round.

Entering the meadow from the track, walking west, the northern boundary unfolds to your right, a well-established hedgerow, abundant with greenery and shrubs, providing both natural charm and a thriving wildlife habitat. This hedgerow continues southward along the western boundary, offering further shelter from the wind and elements and also creates some added privacy.

Moving further south, the meadow opens up, leading to another mature hedgerow and a stock-proof fence. Here, a small gap could be created in the fence to provide more convenient access to the stream, which marks the southern boundary.

Wooden stakes define the eastern boundary, presenting an opportunity for enhancement through new hedgerow planting, with grants available to support financial costs.

The hedgerows act as an essential seed source for the open land, supporting natural regeneration and complementing active tree planting efforts. The stream along the southern boundary also provides an important water source for a variety of wildlife, including deer, which frequently visit the meadow to forage and hydrate.

Spenser 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 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.

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### Wildlife

These meadows are vibrant ecosystems that support a diverse range of wildlife. You are sure to see the local deer quietly grazing, foxes slipping through the undergrowth, and rabbits darting through the grass. Small mammals like hedgehogs and voles often make their homes here too.

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### Features

- Expansive open land, perfect for woodland creation
- Established hedgerows offering a natural seed source and supporting biodiversity
- Fresh water stream providing valuable water source
- Well-defined boundaries ensuring privacy and shelter
- Prime location with excellent accessibility

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### Access, tracks and footpaths

Spenser Meadow is held under freehold title and enjoys year-round access via a stoned track leading directly from the public highway. The land remains entirely private, with no public rights of way.

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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 is a perfect escape, offering a peaceful setting for occasional family camping or a rewarding space for those passionate about tree planting and wildlife conservation.

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## Local area and history

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Fremington and its surrounding areas offer a range of attractions, from the historic Fremington Quay, with its museum and café, to the scenic Tarka Trail, perfect for cycling and walking. Nearby, Tapeley Park boasts breath-taking coastal views and stunning gardens, while Marwood Hill Gardens provides a peaceful retreat with lakes and a tea room.

For those interested in history, the Museum of Barnstaple & North Devon and the North Devon Maritime Museum in Appledore offer insights into the region's rich heritage. Families can also enjoy the open spaces of Rock Park, making this area a wonderful blend of nature, recreation, and history.

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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

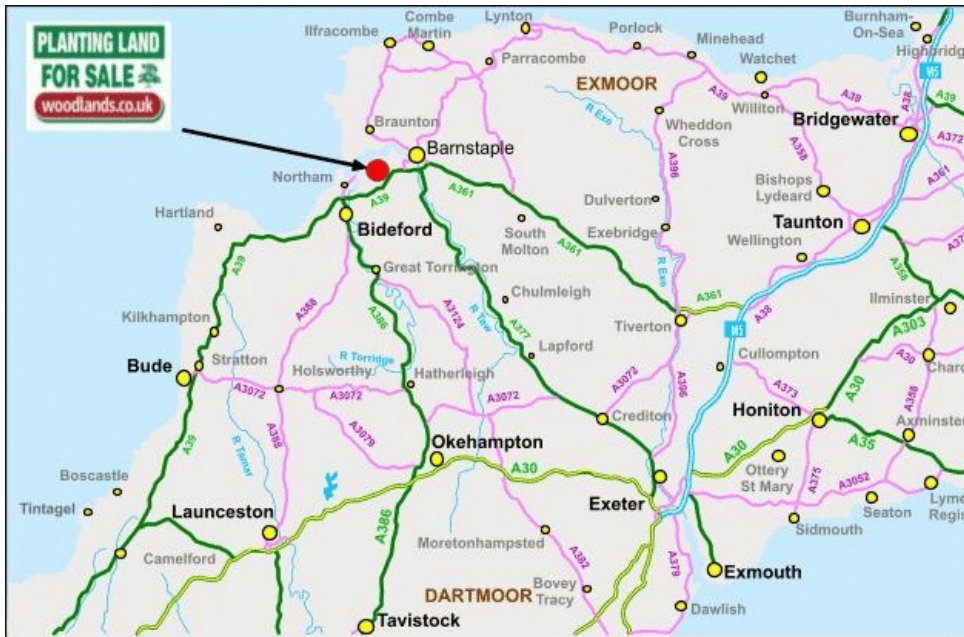
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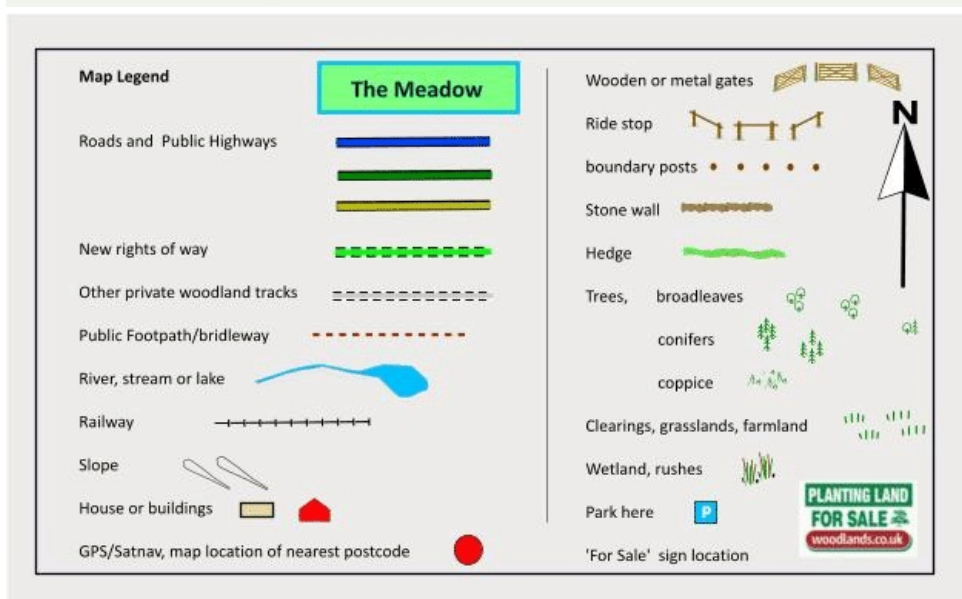
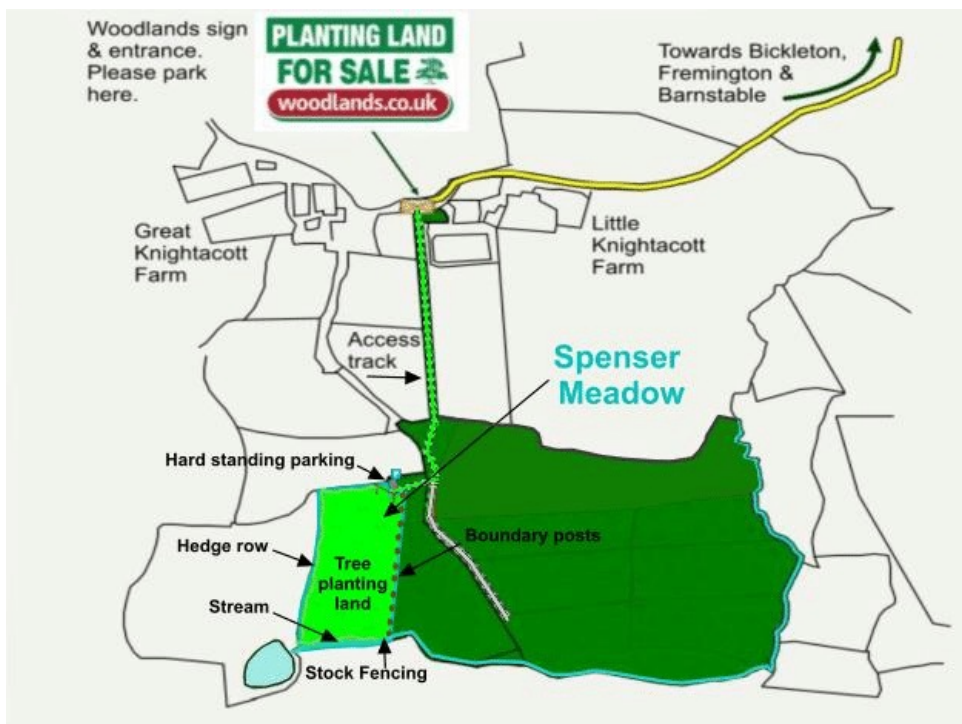
- When heading along the A39 from the Roundswell roundabout at postcode EX31 3NP, take the exit onto A3125.
- Stay on the A3125 until you come to roundabout with Old Bideford Road and take the 1st exit.
- Stay on that road for almost 2 miles until you see the turning on your right for Fremington, turn 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 Spenser Meadow.

**Boundaries:**

Boundary posts are marked with turquoise paint:

- Northern: mature hedgerow and track edge
- Eastern: field stakes
- Southern: stream
- Western: mature hedgerow





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.