



Earlscombe Farm Lot 8 , Ugborough Parish, Ivybridge, Devon  
PL21 0LD

4.8 acres of productive pasture with splendid  
moorland views.

Ivybridge/A38 1.7 miles Plymouth 12.8 miles Exeter 32 miles

- Private water supply

Guide Price £50,000

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## SITUATION

Earlscombe Farm is gloriously located in a sheltered valley location and has convenient access to the A38 within Ugborough parish, which is a highly favoured village in the South Hams.

Ugborough is a unique village with a strong community, set around a square offering 2 local public houses, primary school and church that dates back to 1121. Ugborough is just minutes from the A38 providing easy access to both the cities of Plymouth and Exeter. There are secondary educational facilities provided a short distance away at Ivybridge.

## DESCRIPTION

A useful parcel of pasture of approximately 4.8 Acres located on an un-metalled track with private water supply enjoying some lovely views of the surrounding area. Please see Promap land plan for its location.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## SERVICES

Private water supply which is shared with owners of the other lots.

## VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

## DIRECTIONS

From Exeter, leave the A38 south at Wrangaton Junction for Ermington. Turn right at the top of the slip road and then left at the T-junction for Bittaford. Continue through Bittaford and turn left at David's Lane (which is the 2nd turning). Turn left at the T-junction, over A38, then take the next turning on your right. Keep on this road, before crossing a small brook to Earlscombe.

From Plymouth, leave the A38 north sign posted Ivybridge. Continue through the town towards Bittaford. Pass the 'national speed limit applies' sign, take the next turning right David's Lane (which is the 2nd turning). Turn left at the T-junction, over A38, then take the next turning on your right. Keep on this road, before crossing a small brook to Earlscombe.

From the farm, lots 8 and 9 can be found up the lane. We advise viewers to walk to the lots from the farm buildings of lot 6 as the lane is unmade.



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