

# Redundant Buildings North West of Trengove Cottage Buckshead Falmouth, TR11 5QR







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An exceptional opportunity to acquire just over 4.6 acres of land, beautifully positioned at the end of a quiet track with stunning, far-reaching countryside views. This peaceful and private plot includes a sand school and stables, making it perfectly suited for equestrian use. This land combines natural beauty with practical advantages. Its serene location, away from the hustle and bustle yet within easy reach of local amenities, makes it a rare and desirable find.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £210,000**

### **Location**

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

### **Outbuilding**

There is a stone and timber outbuilding within the grounds.

### **Stables**

There is a timber stable.

### **The Land**


The land extends to approximately 4.6 acres and includes a sand school and a timber field shelter, ideal for equestrian use, budding small holders, camping and caravanning under the 28 day permitted use. Gently sloping and naturally well drained, the fields are divided into two paddocks, offering practical space for grazing and livestock management.


### **Services**

There is a borehole at the property which is powered by a generator which is included within the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

**Agent Note**

The property has full right of way over the track, which is owned by the farm, subject to a contribution to lane maintenance according to user

**Council Tax Band- Exempt****What3Words**

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**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

