

















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

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 - £225,000

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.

Agents Note

The property benefits from full planning permission; however, there is a restrictive covenant which states 'The owners cannot build any structure, including garages, outhouses, sheds, and conservatories, on the property without first obtaining written consent from the previous owner or their successors'. We suggest that buyers seek thier own legal advice on this matter.









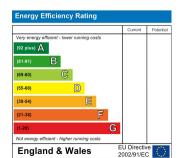


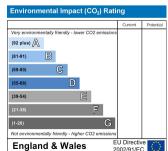












It is understood that all services could be installed without breaching the covenant.

Agent Note 2

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.









