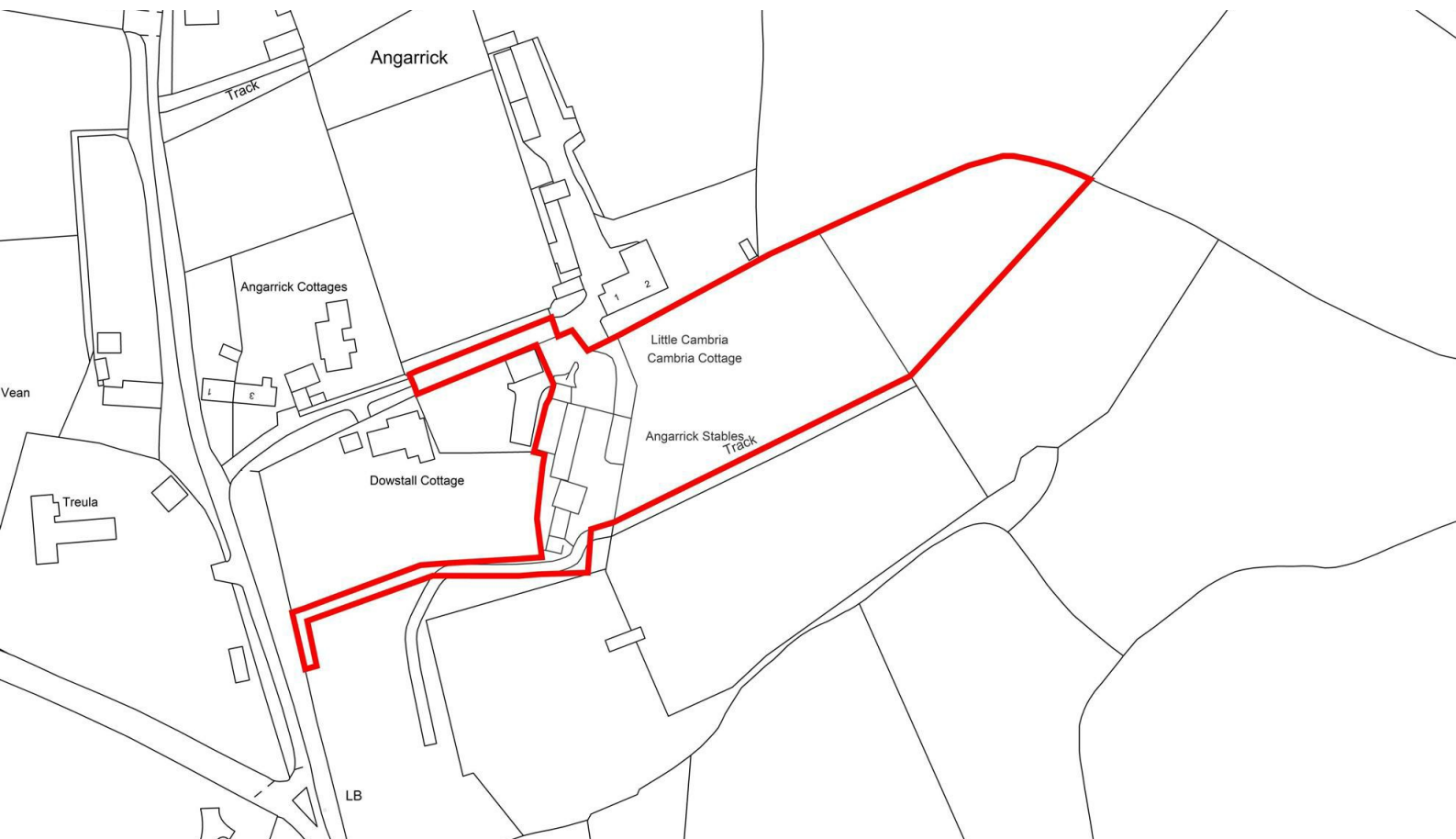


## ANGARRICK, MYLOR, FALMOUTH



### FORMER ANGARRICK STABLES, MYLOR BRIDGE, FALMOUTH, TR11 5NX

#### A RANGE OF WORKSHOPS AND FORMER STABLES WITH ABOUT TWO ACRES OF LAND

An extensive range of buildings in a secluded rural location in the hamlet of Angarrick about one mile from Mylor Bridge. Comprising several large block and timber buildings fronting a secure concreted yard, two access driveways from the minor road and two grass paddocks. About 2 acres in total.

A property with potential for alternative uses, subject to consent.

Freehold.

- Extensive outbuildings and former stables
- Secure gated yard
- Secluded location close to Mylor Bridge
- Wooded surroundings.
- Two acres in two paddocks
- Huge potential
- Two access driveways

PRICE GUIDE £300,000

A RANGE OF WORKSHOPS AND FORMER STABLES WITH ABOUT TWO ACRES OF LAND

## GENERAL REMARKS AND LOCATION

This unusual package will appeal to a wide range of buyers. Whilst essentially just a range of buildings with about 2 acres of land the property might appeal to someone looking for a rural workshop or someone seeing potential for an alternative use. The agents have been advised that no planning consents have been sought for alternative use of the actual outbuildings and hence all prospective buyers must make their own enquiries in this respect. Planning applications for the siting of a residential caravan have been dismissed both locally and on appeal.

Overall there is about 4,000 sq ft of covered space in three large adjoining buildings which are all secure and fronting a gated concreted yard and served by two separate driveways from the minor road.

The hamlet of Angarrick is particularly unspoiled and lying in wooded surroundings about one mile from the village of Mylor bridge. Here there are a selection of facilities for local needs including several shops, post office, pub and a primary school. Mylor churchtown with its yacht harbour and the waterside village of Flushing with passenger ferry to Falmouth are just a few miles further.

## THE BUILDINGS

There are three adjoining main buildings all built of concrete block with timber cladding and sheeted roofing. Some of the buildings were adapted from former stabling.

In greater detail the buildings comprise (all measurements are approximate):

### BUILDING 1

35' x 40' (10.67m x 12.19m)

### BUILDING 2

36' x 45' (10.97m x 13.72m)

### BUILDING 3/WORKSHOP

32'9" x 32'9" (10m x 10m)

There is also an OPN FRONTED GARAGE and a dilapidated LOOSE HOUSE.

## THE LAND

There is a total area of about 2 ACRES and includes two paddocks as per the sale plan.

There are two driveways leading into the secure yard area from the minor road.

## SERVICES

Mains water and electricity connected.

NB The electrical system has not been tested by the agents.

## DATA PROTECTION

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## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

Travelling from Truro take the A390 towards Falmouth and continue until reaching Perran-ar-Worthal. After passing the Norway Inn, take the first turning left and continue on this minor road for almost a mile stopping at the next road junction. Turn left here and then left again after a short distance where it will be signposted to Mylor Bridge. Continue along this road for about three-quarters of a mile and watch out for the unmarked minor road on the right hand side. This road leads down to the hamlet of Angarrick and the main driveway leading into the property is immediately after passing Angarrick Cottages on the left hand side of the road. This driveway also serves other properties and the gate into the buildings is at the end on the right hand side. Please note : VIEWINGS WILL NOT BE PERMITTED WITHOUT AN APPOINTMENT

## CONTACT US

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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