

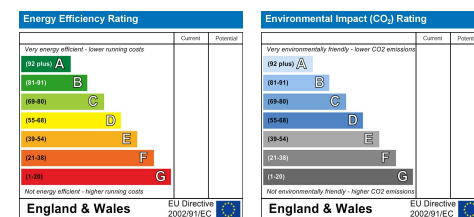
KENWYN, TRURO



KEY FEATURES

- APPROX THREE ACRES OF LAND
- SHEPHERD'S HUT
- WILD FLOWER MEADOW
- IDYLIC LOCATION
- VEHICULAR ACCESS
- WOODLAND & STREAM
- ESTABLISHED VINEYARD
- EDGE OF TRURO
- SOUTH FACING
- NO CHAIN

ENERGY PERFORMANCE RATING



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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



KENWYN VALLEY VINEYARD, KENWYN, TRURO, TR4 9EE

3 ACRES OF LAND ON THE EDGE OF TRURO WITH ESTABLISHED VINEYARD

Incorporating an organic wild flower meadow together with a shepherd's hut, storage shed, vineyard with approximately 250 vines, woodland and a stream. An incredibly peaceful and idyllic position with wonderful south facing rural views. A very rare opportunity and one which will undoubtedly appeal to a wide range of buyers.

OFFERS IN EXCESS OF £100,000

CONTACT US

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THE PACKAGE

This is an incredibly rare opportunity to buy a wonderful south facing field which incorporates a wild flower meadow, approximately 250 grape vines, shepherds hut, storage shed, woodland and stream on the very edge of Truro. This will be of particular interest to those living nearby and also those further afield wanting a manageable parcel of land for hobby farming, market gardening or conservation. There have been no planning applications made and any potential purchasers must make their own enquiries through Cornwall Council.

THE LAND

Measuring just over 3 acres in total there is a small area of woodland with stream running through and wooden bridge over providing pedestrian access to the field. The 2.8 acre field climbs out of the valley through a wonderful wild flower meadow and levels out to an area of ground which incorporates a small vineyard planted with approximately 250 vines and a shepherds hut. From this vantage point the views are tremendous, they are south facing over the surrounding countryside with Truro Golf Course in the distance. There is vehicular access via a gate which crosses over neighbouring land at the top of the field.

The vines were planted approximately 14 years ago from a supplier in Germany, with two varieties Regent (red) and Phoenix (white) on SO4 rootstock (125 of each) and have generated a income from the current owners - more information available on request. There are also many apples trees that have been planted as well as a fenced vegetable plantation.

LOCATION

Situated just two miles of Truro city centre, it is a very quiet

picturesque setting accessed by a pretty country lane with several fords and a lovely area in which to walk and enjoy the countryside. Although enjoying a rural situation the land is situated only ½ a mile from Treliske Hospital, 1 mile from Truro College and the same to Richard Lander School. The hamlets of Newmill and Boscolla are part of the parish of Kenwyn and are within a mile of the built-up environs of Truro. However the setting is completely rural and undisturbed and perfect for those wanting a quiet country retreat but with easy access to the city and its amenities.

SERVICES

There are no services connected and interested parties must make enquiries with the relevant service authorities.

DIRECTIONS

Proceed out of the city centre along Kenwyn Road which is part of the B3284 leading north towards Shortlanesend and ultimately the A30. At the top of the hill (literally on the edge of the built-up environs of the city) and opposite the war memorial on the right hand side take the left turning to Newmill. Continue along this minor road down into the valley and when arriving at the road junction. Turn right and follow this road, crossing the ford and up the hill. On approaching the triangular green, take the left hand turning and the access to the field can be found on the left hand side.

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.

DATA PROTECTION



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