

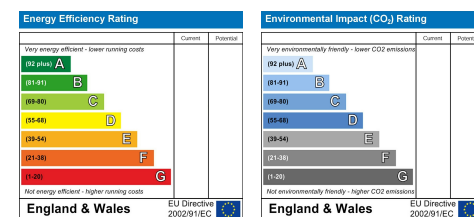
## ALLET



### KEY FEATURES

- Approximately 5.88 Acres
- Excellent Road Access
- Three Stables
- Lots Of Parking
- Close To Truro
- Superb Range Of Stables
- Adjoining A Bridleway
- Tack Room
- Hedge Boundaries
- Very Rare Opportunity

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### ALLET PADDOCKS, ALLET, TRURO, TR4 9DL

#### LAND AND STABLES

Two paddocks extending to 5.88 acres together with a superb range of wooden stables and yard providing plenty of parking for cars, horse lorries etc. In a fantastic location on the outskirts of Truro and adjoining a bridleway offering lots of riding possibilities. Six stables and tack room. Excellent road frontage. Enclosed within natural hedge boundaries. A very rare opportunity.

GUIDE PRICE £150,000

## GENERAL COMMENTS

A very rare opportunity to purchase a parcel of land situated in a very convenient road side location approximately four miles north west of Truro within the hamlet of Allet. The land is virtually level and is split into two conveniently sized enclosures. Each field has its own water supply (sub metered from a neighbouring property), the smaller field is 2.88 acres, the larger field extends to 3.00 acres. They have been sub divided into smaller paddocks.

There is an excellent range of stables with six loose boxes and a large yard provides plenty of parking and hardstanding for cars, horse trailers and lorries etc.

The land is currently geared for equestrian use and is perfect for anyone in the vicinity seeking a pony paddock but also ideal for hobby farming interests. The fields are enclosed within natural hedge boundaries and are currently grazed by horses.

## LOCATION

The nearest village is Shortlanesend which is approximately one mile distant and has a good range of day to day facilities including post office, general stores and public house. The city of Truro is only a little further with a much wider range of services.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

Proceeding out of Truro towards the A30 on the B3284 pass through the village of Shortlanesend and into the hamlet of Allet. Go past the Chapel on the right hand side, Roseworthy turning on left hand side, start to indicate left and take the next left onto a lane at the telegraph pole which is leaning. Allet Paddocks can be seen immediately on the right.



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."