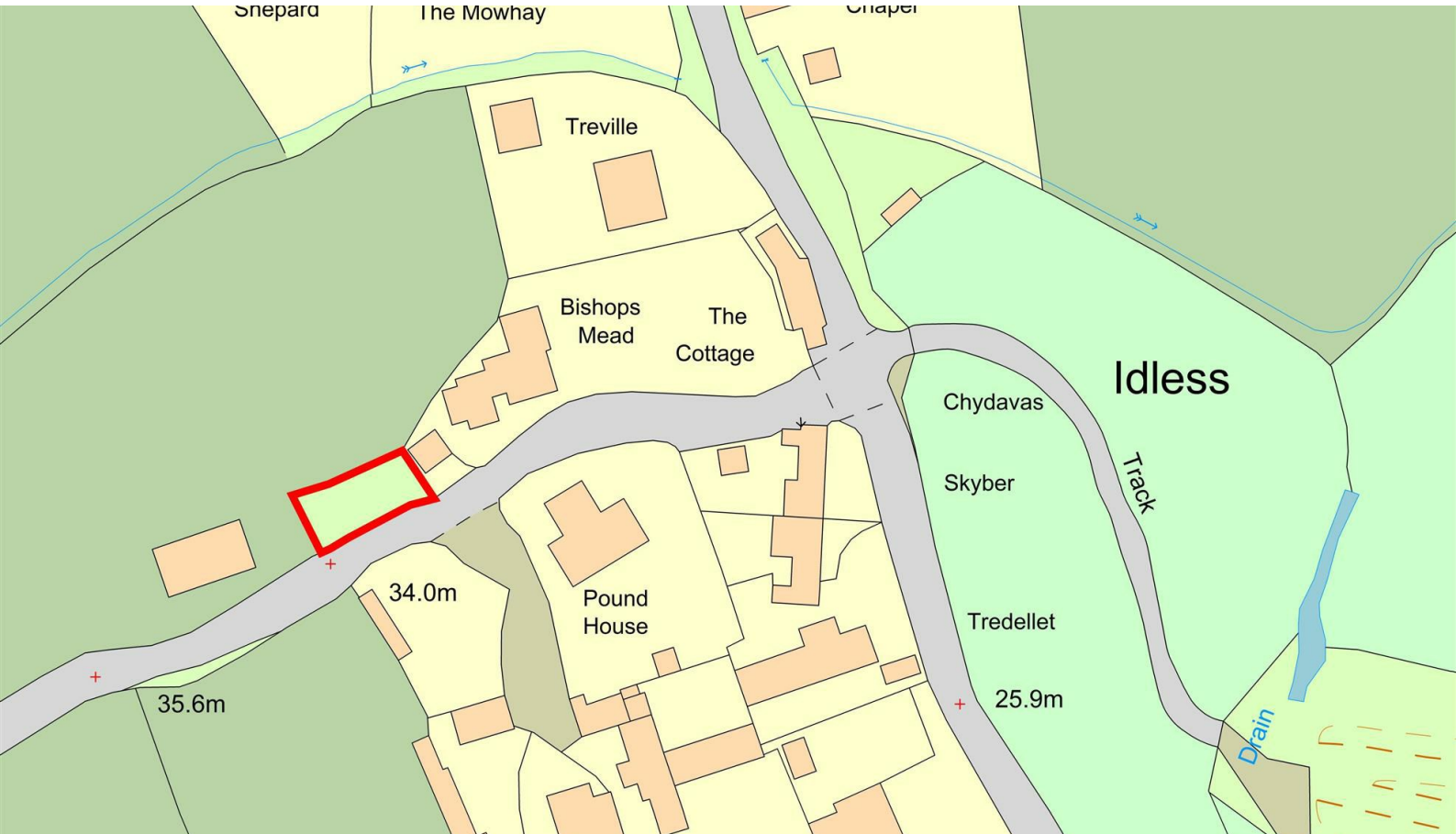


## IDLESS, TRURO



### GARDEN PLOT IDLESS, TRURO, TR4 9QS

#### ENCLOSED GARDEN/ORCHARD JUST OVER A MILE FROM THE CITY LIMITS

A small parcel of land within the hamlet of Idless, close to Truro.  
Previously an allotment and now predominantly in grass with apple orchard.  
Cornish hedge boundaries with pedestrian access from the adjacent road.

Of particular interest to those living nearby.

Freehold.

PRICE GUIDE £20,000

## ENCLOSED GARDEN/ORCHARD JUST OVER A MILE FROM THE CITY LIMITS

This is a rare opportunity to purchase a small parcel of land in one of the most favoured rural hamlets just outside of Truro. Owned by a local family for many years the land is now surplus to requirements and its availability will be ideal for anyone living locally and wanting an allotment /garden/orchard to annex to their property or alternatively it might appeal to someone living further afield and needing a tranquil rural space for outdoor leisure.

The land is largely enclosed by cornish hedging and/or trees and lies adjacent to a minor country road from which there is pedestrian access.

Please be aware that much of Idless, including the "Garden Plot" is covered by a blanket Tree Preservation Order (TPO).

Idless is essentially a quiet country hamlet accessed by various minor country roads either directly from Truro or Shortlanesend. Its proximity to Truro and the undeveloped nature of the surroundings add greatly to its residential appeal whilst the city itself is just a few minutes drive away and with the centre now recognised as the business and administrative centre of the county and boasting a fine shopping centre and a host of national and smaller independent shops. The city includes the historic cathedral, the Hall for Cornwall as well as County Hall and the Treliske hospital which is the main hospital for the county. Truro also affords a variety of independent and comprehensive schools.

There are no services connected to the land. However mains water is believed to be located in the adjacent roadway but any enquiries regarding connection should be directed to the appropriate service authority. The same applies to electricity.

## 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

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## DIRECTIONS

The hamlet of Idless can be approached from several directions and the attached map will aid precise location within the hamlet.

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:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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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