

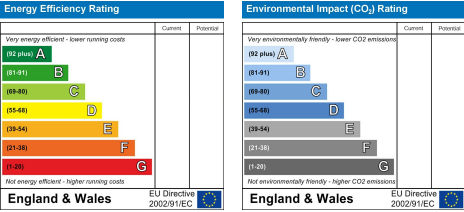
VERYAN, TRURO



KEY FEATURES

- Four Acre Field
- Mature Pasture
- Hobby Farming
- Majority Natural Hedge Boundaries
- Very Rare Opportunity
- Fabulous Sea And Coastal Views
- Perfect For Equestrian Use
- Very Private
- Water Supplied
- Viewing Essential

ENERGY PERFORMANCE RATING



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LAND NEAR VERYAN, TRURO, TR2 5PH

FOUR ACRES OF LAND WITH MAGNIFICENT SEA VIEWS

A fabulous parcel of agricultural land in the heart of the Roseland Peninsula. Gently sloping single field close to Veryan village and the south Cornish coast. Very private with excellent access from a private lane. Mature pasture enclosed within mainly natural hedge boundaries. Perfect for equestrian use or hobby farming. Water connected. A very rare opportunity. Freehold

GUIDE PRICE £80,000

GENERAL COMMENTS

This is a very rare opportunity to purchase a single field in the heart of the favoured Roseland Peninsula. The field has excellent road access from a private farm lane that leads from the Trewartha to Carne Beach road. The land is currently rented to a local farmer who has a grazing agreement but this will end before completion. Further information is available from the agents.

LOCATION

The field is located on the road through the hamlet of Trewartha to Carne village and on to Carne Beach, less than a mile from Veryan village. It is very close to the south Cornish coast and is within walking distance of Nare Head and Carne Beach. Veryan is a very attractive and popular village located in the heart of the Roseland Peninsula and within an area recognised as being of Outstanding Natural

Beauty. The village has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as the sports and social club.

THE LAND

The land extends to 4.15 acres or thereabouts. It is a mostly level field enclosed within natural hedge boundaries.

RIGHTS OF WAY

There is a public footpath crossing the land.

SERVICES

Water will be supplied to the field via a private bore hole from the adjoining property Tregamenna Manor Farm. This will be metered and charged at the South West Water unit rate. In addition to this there will be a charge of £100 per annum for share of maintenance costs associated with the private water system.



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

Proceeding from Tregony along the A3078 to St. Mawes take the left turning signposted to Veryan just after passing the Texaco service station at Bessybeneath. Continue along this road for just over a mile and after negotiating a tight right hand bend take the next turning on the left hand side signposted to Trewartha and Carne. Follow this road passing the entrance to Nare Head and take the left hand turning signposted Tregamenna Manor Farm and bear left also signed to the farm. The land is easily located on the left hand side where a Philip Martin board has been erected.

