

Land at Idless
Road To Killagorden Manor

Idless,
TR4 9QR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









Land at Idless
Road To Killagorden
Manor

Idless
TR4 9QR

1.4 Acres Of Level Land With Orchard, Double Garage & Cabin

A rare opportunity to acquire approximately 1.4 acres of private, enclosed land in an idyllic setting on the outskirts of Truro. The property features gravelled parking, a double garage, timber cabin, established apple orchard, allotment area and woodland extending down to a stream forming part of the upper reaches of the River Allen.

Ideal as amenity land, a peaceful retreat or horticultural project. No services are connected, and prospective purchasers should make their own enquiries regarding any future planning potential.

Offers In Excess Of
£100,000

Philip Martin



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OVERVIEW

A rare opportunity to acquire an exceptionally private and enclosed parcel of amenity land extending to approximately 1.4 acres, occupying an idyllic rural setting on the outskirts of Truro.

Predominantly level, the land offers an appealing combination of open meadow, established orchard, productive growing areas and mature woodland. A gravelled entrance, parking and turning area provides convenient access to a substantial double garage, formerly used as a tractor shed, together with a characterful timber cabin.

The orchard contains an impressive variety of established fruit trees, while the surrounding woodland descends towards a stream forming part of the upper reaches of the River Allen. This peaceful and highly attractive setting offers considerable appeal to purchasers seeking recreational land, a horticultural project, a private retreat or a distinctive lifestyle opportunity within easy reach of the city.

There are currently no mains services connected. Prospective purchasers must make their own enquiries regarding their intended use of the land and the possibility of obtaining any future planning consent.



GENERAL COMMENTS

The land is approached from the road through a gated entrance opening onto a generous gravelled parking and turning area. From here, mown pathways lead through the meadow and orchard, creating an attractive and easily accessible route across the property.

The double garage and adjoining timber cabin provide useful storage, workshop and leisure accommodation. The cabin enjoys views across the land and incorporates a covered seating area, making it well suited to daytime recreational use and enjoying the peaceful surroundings.

The orchard is planted with a broad selection of established apple trees, complemented by pear trees, a walnut tree, an Indian bean tree, blackcurrants and a collection of mature roses. An





established allotment area provides further scope for fruit and vegetable growing.

Beyond the orchard, the land becomes increasingly wooded and natural in character, with mature trees, a pond and access towards the stream. This lower section is particularly tranquil and provides a valuable habitat for wildlife. Purchasers should note that parts of the woodland and lower meadow are known to become wet during the winter months.

LOCATION

Idless is a small and highly regarded rural hamlet situated just outside Truro and approached by quiet country lanes from either the city or Shortlanesend.

The location combines the peace and privacy of the countryside with excellent accessibility to Truro, which is only a few minutes' drive away. The city is Cornwall's principal commercial, retail and administrative centre and offers an extensive range of national and independent shops, restaurants, cafés and leisure facilities.

Truro is also home to the historic cathedral, Hall for Cornwall, County Hall and the Royal Cornwall Hospital at Treliske, together with a good selection of primary, secondary and independent schools.

In greater detail the accommodation comprises (all measurements are approximate):

DOUBLE GARAGE

5 x 7.8 (16'4" x 25'7")
A pair of block-built garages with metal up-and-over doors and a pedestrian PVCu door to the side.

THE CABIN

4.3 x 3.35 (14'1" x 10'11")
A timber cabin with a PVCu double-glazed entrance door and window overlooking the land. The building provides useful space for storage, hobbies or daytime leisure use.

THE ORCHARD & GARDENS

The orchard contains a wide variety of established apple trees, including Bramley, Cox's Orange Pippin, Sunset, Fortune, Laxton, Egremont Russet, Cremandier, James Grieve and Spartan.

Further planting includes two pear trees, a walnut tree, an Indian bean tree and blackcurrant bushes. The gardens also feature several established roses, including Warm Welcome, Graham Thomas, The Pilgrim, Compassion and Iceberg.

WOODLAND & POND

The woodland contains a variety of mature trees together with a pond. A spring comes up under and around the pond in winter. This part of the property is known to become wet during the winter months and continues down towards the stream at the eastern boundary.

PLANNING

We understand that no planning applications have previously been submitted in respect of the land.

Prospective purchasers must rely upon their own enquiries with Cornwall Council and any other relevant authority.

AGENT NOTE

The current owner has advised that Japanese knotweed has previously been identified within one area of the land. Further information is available through the selling agents, and prospective purchasers are advised to seek their own specialist advice where appropriate.

VIEWING

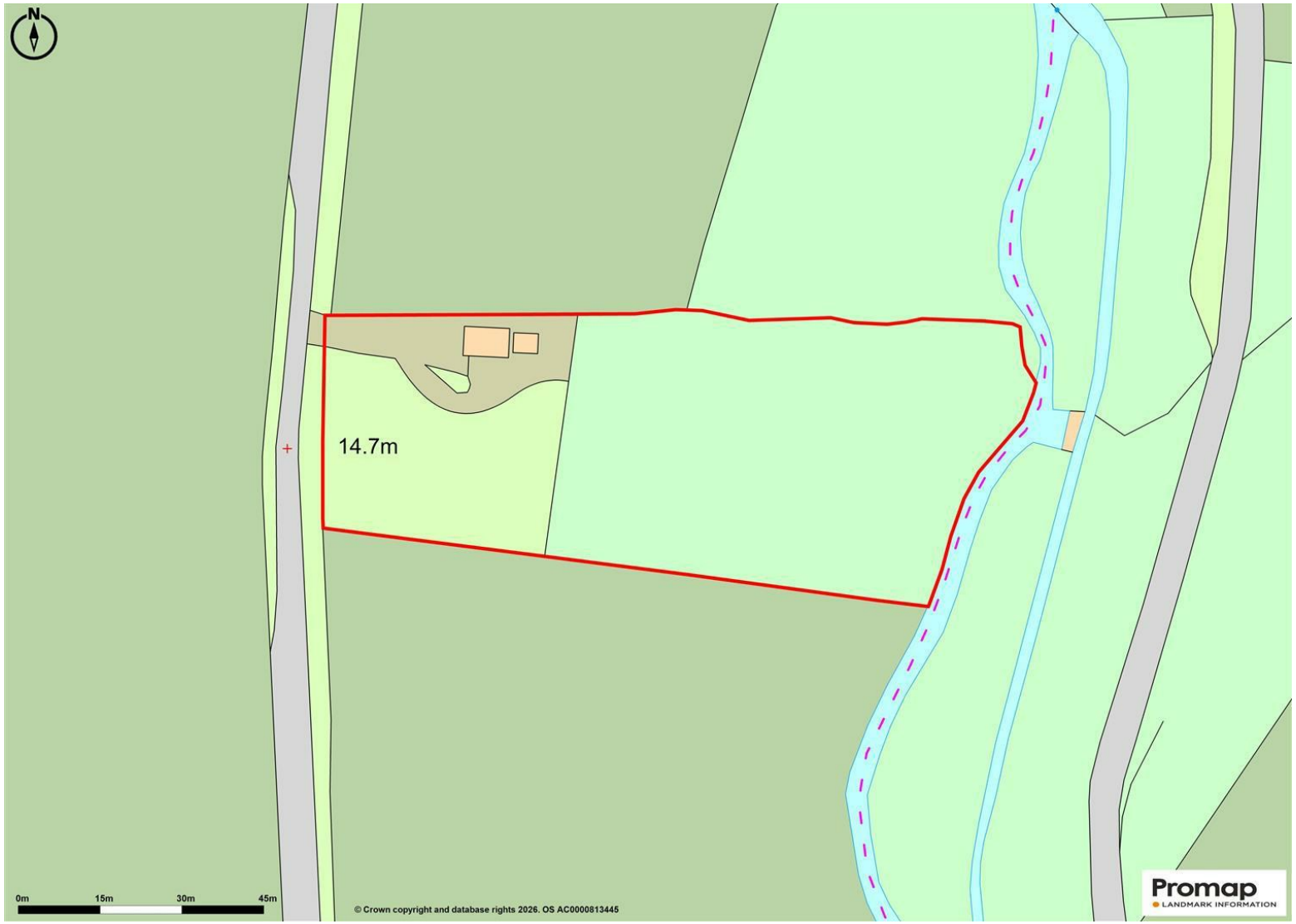
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

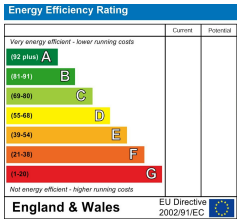
TENURE

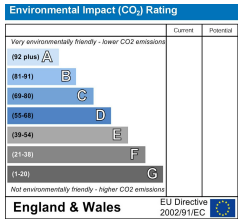
Freehold.

SERVICES

There are currently no mains services connected to the land.


N
14.7m
0m
15m
30m
45m
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Promap
LANDMARK INFORMATION


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
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Not environmentally friendly - higher CO2 emissions
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