

Approx. 3.5 Acres of Land at Mount Whistle, Balwest, Ashton, Helston, Cornwall



Approx. 3.55 acres of agricultural land, with superb 180° views over the West Cornwall Countryside, including Mounts Bay and the north Cornish Coast. Positioned between Ashton and Godolphin, on the north-western side of Tregonning Hill.

Guide Price: £75,000 Freehold

The Land

The land extends to approximately 3.55 acres or thereabouts and divided into four enclosures, bounded in the main by traditional Cornish hedge banks and is currently laid to pasture.

The land, situated on the north-western edge of Tregonning Hill, lies within a conservation area and enjoys far-reaching views over Mounts Bay to Mousehole, the hills above St Ives and to the north coast.

Over recent years, the land has been used for mowing but would be suitable for grazing, horticultural or other agricultural uses.

The land is accessed off a country lane, in an area where there is extensive riding out for the equestrian enthusiasts.





Agent's Note

The purchaser is to stop-up, in a traditional manner, the gateway into the vendor's retained land within three months of completion.

Services

A water trough is located within the field, however the source of the trough is unknown and the land will be sold on this basis. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

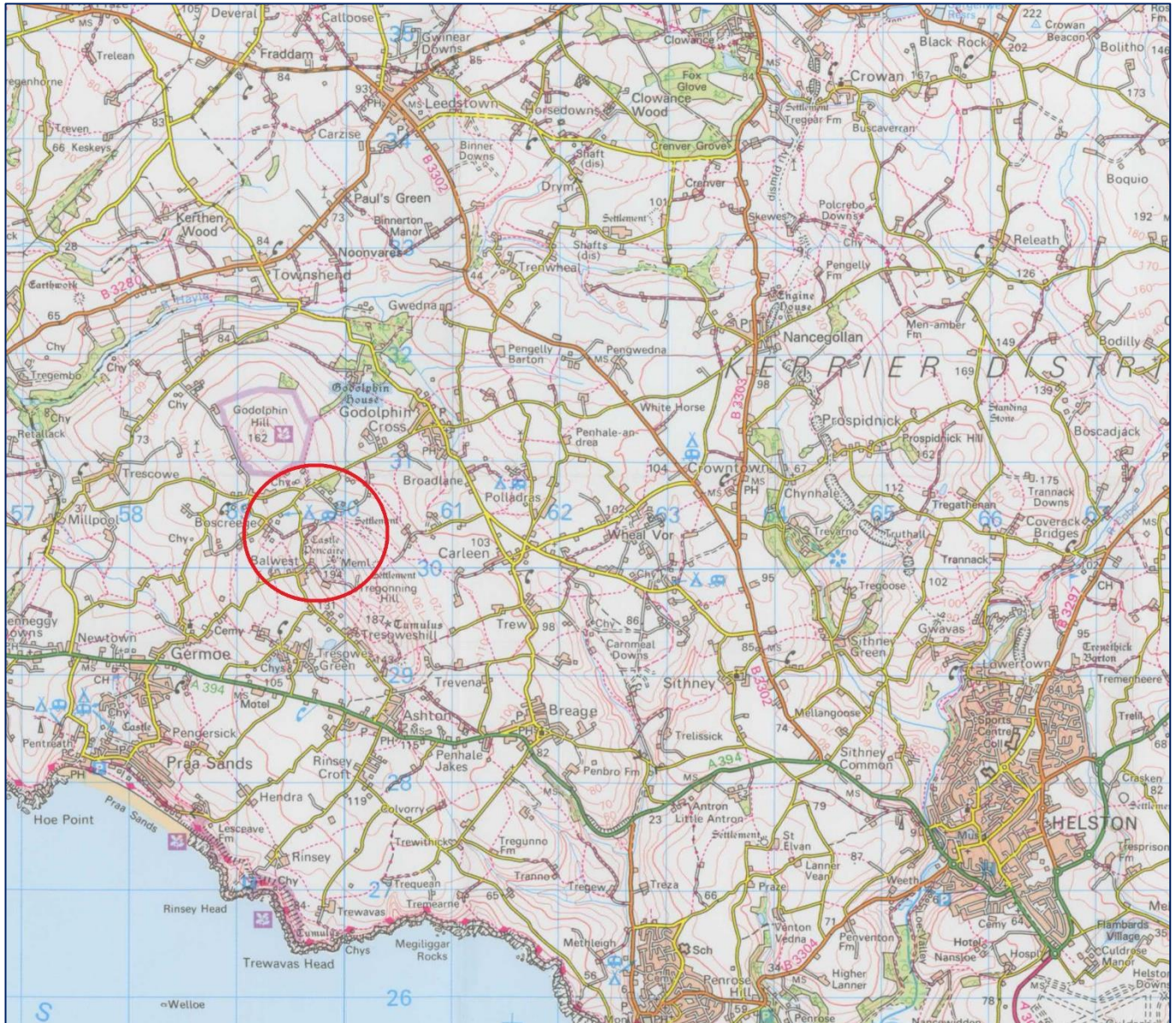
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. We understand the former smithy has the benefit of a pedestrian right of way across the field to Tregonning Hill to an old well.

Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land lies in the Parish of Breage, approximately 1 mile from the village of Ashton, which is served by a public house and a garage, whilst the old market town of Helston lies approximately 5 miles to the east. The land lies on the north-western edge of Tregonning Hill, an area steeped in history and forms part of the World Heritage Site.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Helston proceed on the A394 through the village of Breage to Ashton. Turn right by the old chapel into Higher Lane, signposted Godolphin Cross, Balwest and Tresowes Hill and follow this road without deviation for approximately 1 mile and the entrance gate will be found on the right hand side, next to the old smithy.

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