

6.1 Acres of Land with Stables, Higher Carnkie, Redruth, Cornwall TR16 6SE



An equestrian holding with direct riding out onto the Great Flat Lode, comprising 6.1 acres of pasture with block built stabling, tack room / feed store, plus additional feed storage, within easy access to the village of Carnkie, Redruth and Camborne

Guide Price: £120,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The holding, geared for equestrian pursuits comprises two enclosures, one being historically sub-divided, located in Higher Carnkie area and accessed directly off the Great Flat Lode.

The land comprises sloping to gently sloping pasture land bounded by traditional Cornish hedge banks, enjoying far-reaching views over the surrounded countryside to the north Cornish coast as far as St Agnes Beacon, Carn Brea and St Ives Bay.

The block built stables under a mono-pitch roof provides stabling for three with associated tack/feed room along with feed storage containers and a concrete yard to the front.

The yard enjoys direct access onto the Great Flat Lode providing extensive riding out, leading onto numerous bridlepaths and quiet country lanes.

The land lies within the Camborne and Redruth mining district which is designated a World Heritage Site.



Services

No services are connected to the property. 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.

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

Located between Four Lanes and Carnkie in Upper Carnkie, the land sits just below the Four Lanes mast and is accessed off the Great Flat Lode. Carnkie is a semi-rural village with convenient access to Redruth, Falmouth and Helston while the north Cornish coast lies only 5 miles away.



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 **Agent's Note:** A sink hole has appeared within the land and is fenced off with Herras fencing. Care should be taken when viewing the land.

Directions

From Pool in Redruth turn off Dundance Lane at the junction and follow signs to Brea and Four Lanes, drive along Penhallick Road and proceed without deviation for approximately 1.1 mile passing the Countryman Inn and at the staggered cross roads, turn left into Higher Carnkie, proceed along for approximately 260m and turn right onto the unmade track, just after the property known as Burrafields. Proceed up the track for 80m and bear left onto the Great Flat Lode and proceed along for a further 100m and the gateway to the yard will be found on your right hand side.

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