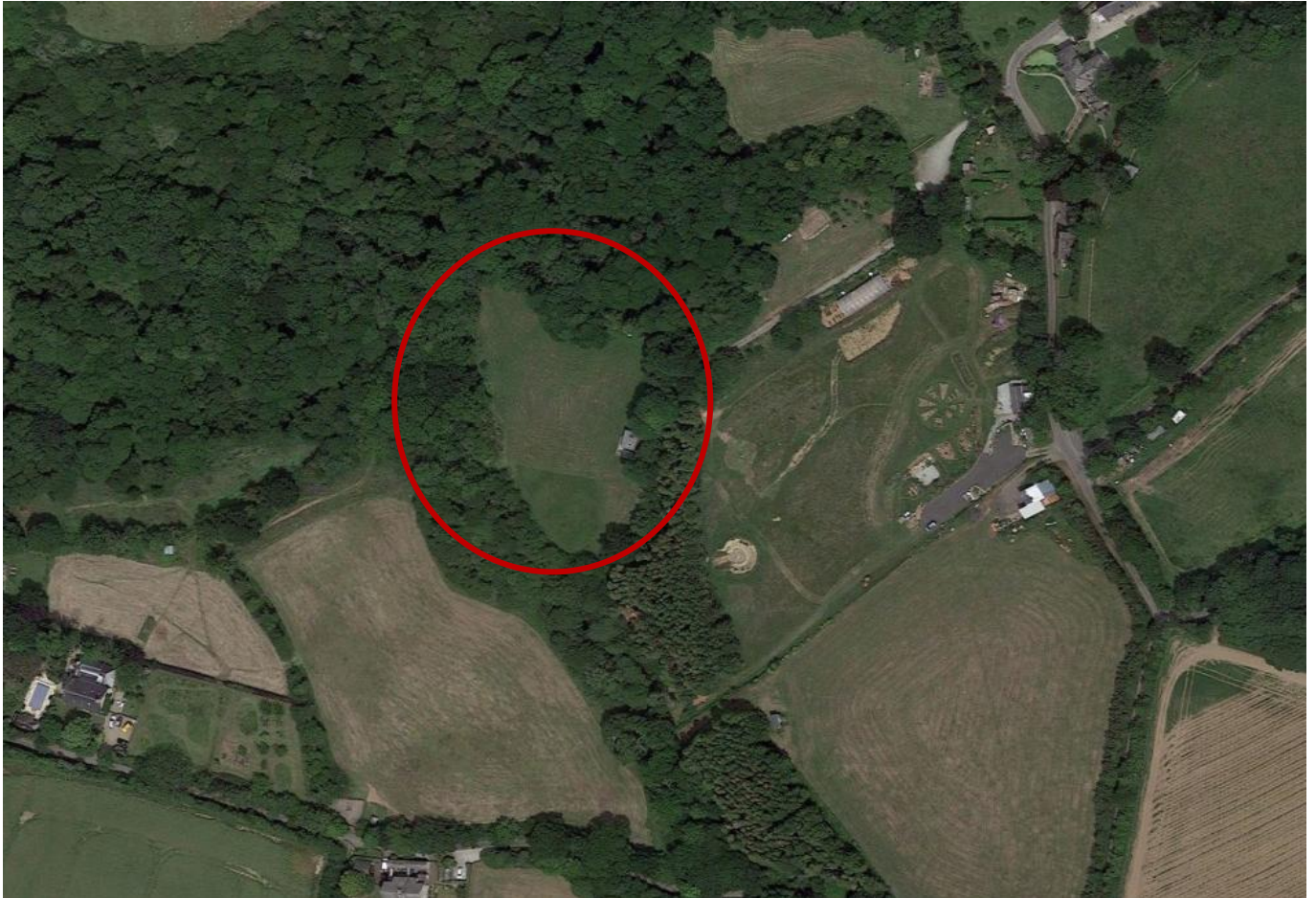


## 1.8 Acres of Land at Melancoose, Colan, Newquay, TR8 4JS



*1.8 acre parcel of meadow, hidden away in a delightful wooded valley setting on the fringe of Newquay.*

Secluded well away from any busy main roads, a 1.8 acre parcel of level amenity land that lends itself to a variety of uses where peace, quiet and privacy are priority. Ideal for occasional camping, gardening, rewilding and conservation, or as a retreat where the tranquil surroundings will inspire artists and writers. This 'little piece of heaven' includes a small studio, which is completely off grid and is in an area rich in natural wildlife.

**Guide Price: £50,000 Freehold**

**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Location

The land is situated within the Parish of Colan on the eastern fringe of Newquay, close to Porth Reservoir, a 40 acre course fishing and nature reserve. It is completely hidden away and just 1.5 miles off the A0359. The holiday and surfing mecca of Newquay is 2 miles away and by road, the sandy beach at Porth, about 3 miles. The location is still easily accessible, being just over 3 miles from the historic market town of St Columb Major, 4 miles from the A39 Atlantic Highway and the County's main arterial route, the A30 is 6 miles away at Indian Queens.



**Services:** No services are connected to the site. 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.

**Viewing:** STRICTLY BY APPOINTMENT ONLY - Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Newquay, head east on the A3059 towards St Columb Major. Stay on this road passing Newquay Holiday Park on the left and continue past the turning for Treloy Holiday Park. A short way further on at the crossroads turn right signposted Porth Reservoir and follow this road past Trebarvah Farm to the bottom of the valley. On the left is Melancoose Mill, opposite which is a 5 bar gate giving access to a shared driveway that leads to the land for sale.

[what3words///cage.funky.engrossed](https://www.what3words.com/cage.funky.engrossed)