

5.2 Acres of Land to the West of Fernleigh Farm, Penstraze, Chacewater, TR4 8PN



Hidden away in a peaceful off-road setting a 5.2 acre parcel of agricultural land comprising level pasture and established woodland – a haven for both wildlife and humans!

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

Location

The field enjoys a high degree of peace and privacy as it is tucked away down an unmade lane, 0.1 miles off the A390 at Penstraze. While secluded and peaceful it is easily accessible, being just 2 miles from Threemilestone where there is a variety of shops including a Co-Op, a Spar convenience store, a Butcher's shop, a Doctor's surgery and a Chemist. Truro city centre is about 5 miles away and the location, 1.2 miles off the A30 is central to Chacewater and Blackwater Villages.

The Land

A beautiful and unspoilt level field used in more recent years for haylage extending to approximately 2.5 acres and bordered by natural hedging. It is accessed off an unmade lane, is level and has mains water (unconnected) on the property. Its owners have maintained and improved the 2.7 acres of woodland, part of which is within the Flood Zone and the whole of which is within the Red Squirrel Zone. A stream runs through the woodland aiding and creating an important habitat for wildlife, flora and fauna.



Services Main water (not connected). 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 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 Leave Truro heading west on the A390 toward the A30. Upon reaching the Vets, turn left, signposted Penstraze Business Park, and continue down the lane past the entrance of the business park. The field for sale is located further down the lane on the left-hand side, opposite Sunnyside barn.

what3words///grabs.crouches.centrally