



Land & Stables
Carnkie, Wendron

LODGE & THOMAS
ESTABLISHED 1892

Land & Stables at Carnkie

Wendron, Helston
Cornwall TR13 0DN

Guide Price – Offers over £160,000

Situated within the delightful Cornish countryside and popular village of Carnkie, nestled between the towns of Helston and Penryn with the popular coastal town of Falmouth being about 6 miles away.

An extremely attractive opportunity to purchase a newly constructed L-shaped stable block with large concrete apron yard and just over 5 acres of land. Superb southerly countryside views to Rame and Edgumbe can be enjoyed from the land. In all about 5.12 acres.

In a quiet setting away from busy traffic, these newly built stables and land will appeal to equestrian buyers seeking well organised facilities and fantastic riding out, with the extensive network of bridleways in the area.

The substantial block constructed buildings with corrugated pitched roof has a deep 10' overhang providing shelter. Each of the six stables have solid concrete floors, translucent roof panels, roof light and pressure treated timber stable doors with galvanised fittings including bite guards and kick latches. There is a talk grill between each stable. A useful feedstore/tack room is incorporated into the centre of the complex.

To the front of the stable block is a large concrete apron area extending to 60' x 40' with gentle slope for water runoff together with adjacent soakaway.



The Land

Comprising two gently sloping well drained enclosures of grazing land with access through new 18' wide galvanised gates from the track. Of particular note are the Cornish hedges enclosing and dividing the meadows and featuring several mature trees and vegetation. Both meadows are laid to grass. In all about 5.12 acres (2.07ha)

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.

Services: A borehole with pump provides water to a storage tank which feeds four drinking troughs and the stable block. Electricity for the pump and lighting is provided by a solar panel and battery system. Rainwater is harvested via 'deep flow' guttering and downpipes.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The land is approached via an unmade track that has historically been used for access and is also a Public Bridleway. A South West Water supply pipe crosses the land.

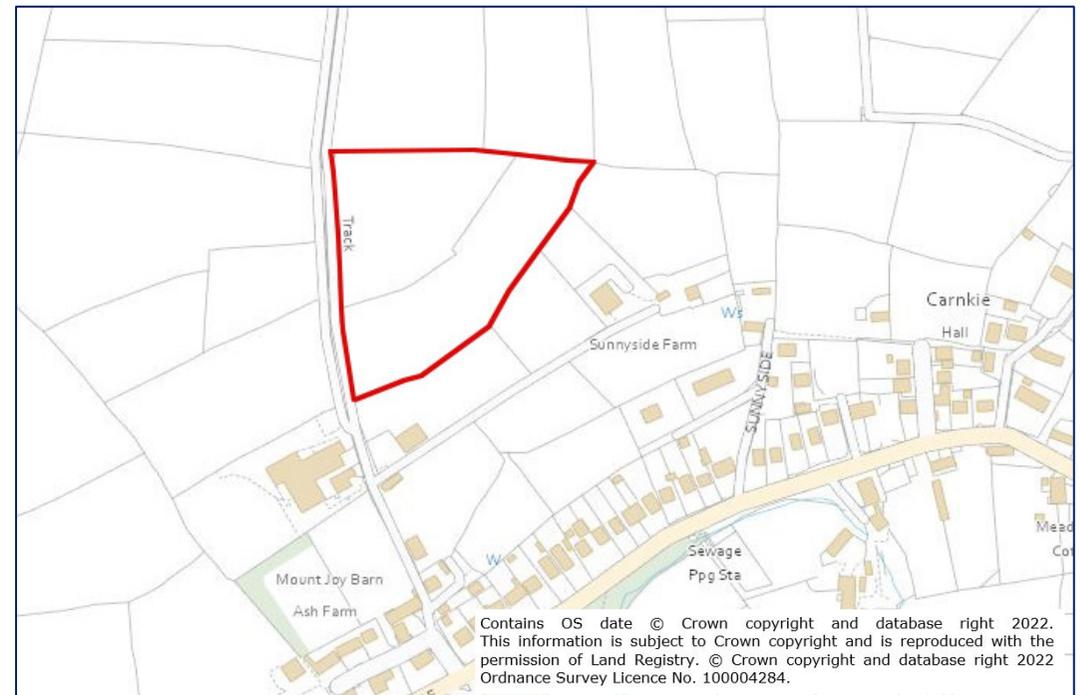
Agent's Note: At the western end of Carnkie by the small public footpath and public bridleway signpost follow the bridleway uphill. Proceed up the concrete stripped lane, then continue up a little further, and the land and stables will be found on the right hand side with newly fitted galvanised gates.

Viewings: Interested applicants should make an appointment with Lodge & Thomas on 01872 272722.

Directions

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