

## Land opposite Lambourne Mill, Perranwell, Goonhavern TR4 9PE



- Gentle north-easterly aspect
- Part of the land is away from traffic
- Pasture and wetland woodland
- Ideal for those living locally
- Suitable as pony paddocks
- Perfect for 28 day camping

Lying about 1¼ miles to the south-east of the bustling little seaside resort of Perranporth in a valley setting, an attractive parcel of amenity land extending to about 3.32 acres (1.34ha) with river running through, main road frontage and nearby access to the Perranporth to Goonhavern Saints Trail.

**Guide Price £100,000 Freehold**

## Location

The land is situated on the A3075, about a mile to the southwest of the popular small residential village of Goonhavern, which has a shop, post office, public house (with many others within close proximity), garden centre and primary school. There are other local facilities and amenities at the nearby coastal village of Perranporth and in Newquay. Newquay airport provides flights to Gatwick London. The A30 is also within easy access from the land.

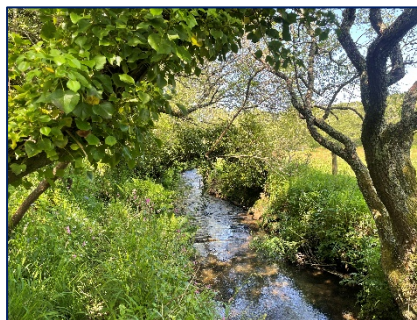
## The Land

A very desirable parcel of land extending to approximately 3.32 acres in a long rectangular shape enclosed by mature Cornish hedges with a river within the north-western boundary. Ideal for those living in the area and needing land for ponies, growing or amenity use.

This is a rare opportunity to purchase a parcel of land in a favoured residential locality. The land is approached from the A3075 with public footpath crossing the northwestern boundary and nearby access to the Saints Trail which leads down to Perranporth. The access is suitable for a tractor or four-wheel drive vehicle to drive into the subject land.

Rich in wildlife, the land is predominantly laid to grass with a number of mature trees and access to a river running within the north-eastern boundary. Of particular note is the proliferation of wetland woodland including holly, ash, willow, alder and sycamore, part of which is a safe haven away from passing traffic.

A small derelict stable exists on the land adjacent to the river. The land presents an ideal base for 28 day camping, or perhaps a polytunnel to maybe grow all kinds of flowers, fruit and vegetable plants.



**Services:** There are currently no services connected to the land. Electricity nearby (pole on land).

**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.

**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.

**Viewings:** Viewers may access the land for viewing purposes with details in hand during daylight hours adhering to the Countryside Code. No dogs or animals on the land please.

**Directions:** Gated entrance to the land is on a sharp bend in the road on the A3075 which is about one mile to the southwest of Goonhavern village. **what3words**///ghost.choppy.chuckling

