

6.85 Acres of Land at Trevalgan, St Ives, Cornwall TR26 3BJ



6.85 acres of pasture land | Accessible location 1.6 miles from St Ives
Excellent equestrian opportunity | Panoramic coastal views.

Guide Price: £150,000 Freehold

The Land

An excellent opportunity to purchase a parcel of pasture land offering scope for equestrian and amenity purposes. The land extends to 6.85 acres (2.77 hectares). The land is situated in an accessible location, within easy reach of the coastal town of St Ives. Standing in an elevated position, the land offers a panoramic grandstand view over Hayle Towans, Gwithian and Godrevy Lighthouse. The land is set back from a quiet country lane which connects to a Bridleway, making for the perfect equestrian dream. The land is free draining, gently sloping in topography and is principally bound by Cornish stone walls and livegrowth hedges. The land is set against a back-drop of granite rocky outcrops and varied flora and fauna, characteristic of the West Penwith Area of Outstanding Natural Beauty (AONB).

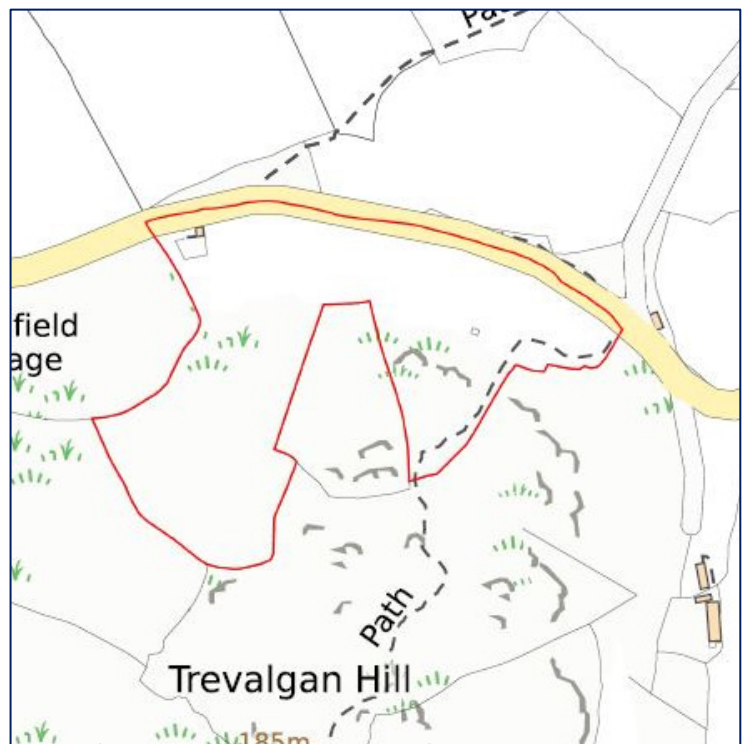


Services: No mains services are connected. A redundant concrete water collection tank is located on the land, which could be reinstated to provide a private water supply.

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. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk



what3words///envy.dispose.removals

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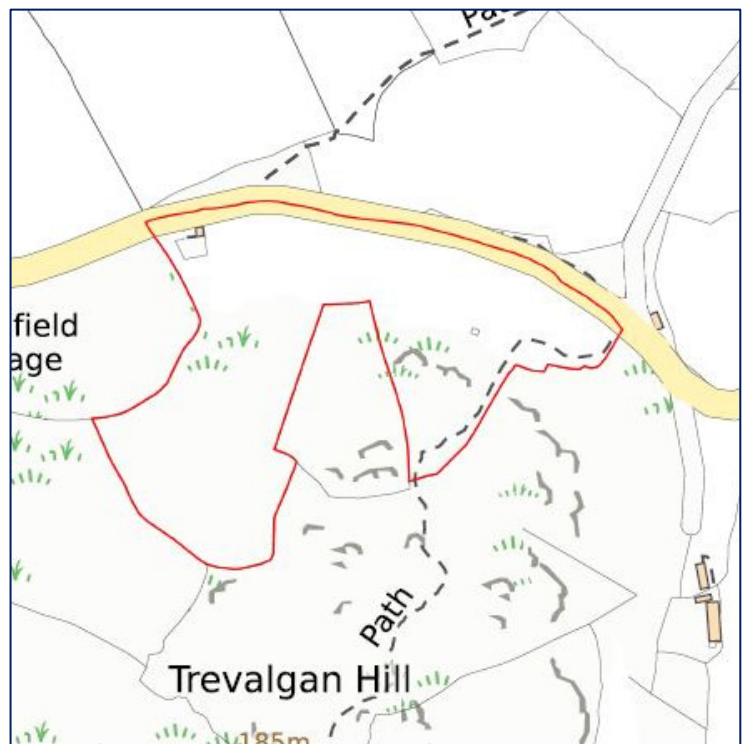


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