

‘Fruits of the Forest’ Godolphin Bridge, Townshend, Hayle TR27 6AP



Approx. 3 acres of land containing herb, fruit and flower garden with adjoining amenity land, complemented with a useful building for ancillary/dayroom purposes.
A truly rural position with views over the surrounding valley area.

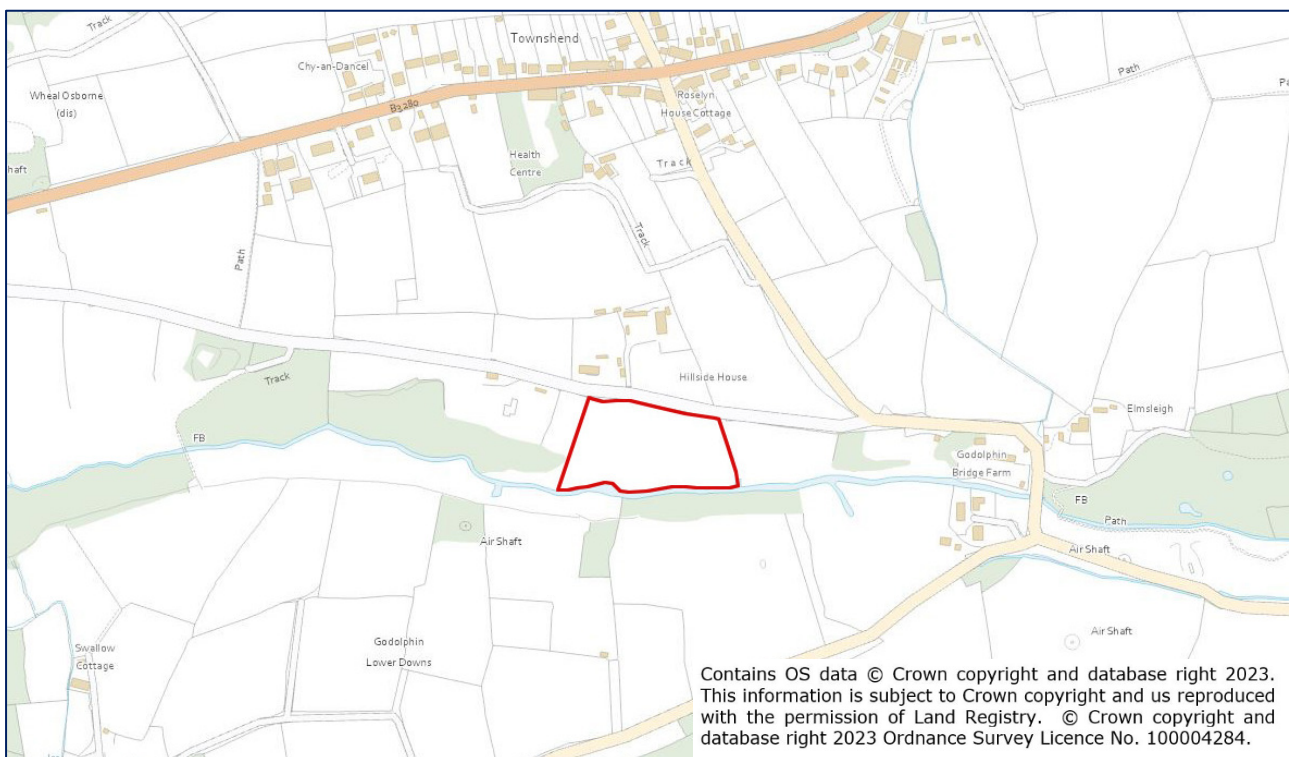
Guide Price: £100,000 Freehold

Situation

The land is situated about ½ a mile to the south of the hamlet of Townshend which lies between Goldsithney and Leedstown off the B3280. The nearby villages of Godolphin (1 mile), Leedstown (2½ miles) and Goldsithney (3 miles) offer a useful range of amenities and services including schools, shops and pubs. The towns of Hayle (4 miles), Helston (6 miles) and Penzance (8 miles) offer a more extensive range of services.

The Land

The land is accessed off a tree line unmade lane which is also a public bridleway, and the block of land lies to the south of this lane. The land extends to approximately 3 acres or thereabouts and has been worked by the current owner to provide a productive herb, fruit and flower garden with an area of amenity land to the south along the river border, attracting much flora and fauna. A useful timber building lies at the top of the land and comprises a glazed conservatory to the front, lean to store to the rear. The building provides restroom/dayroom facilities, including a composting loo. Within the land lies a former minibus which has been converted into a studio/workshop.



Services: No mains services area connected to the land. **Agents Note:** The vendor utilises solar power and battery storage to provide for power and lighting and wifi. Rainwater harvesting.

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 with Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the B3288 Goldsithney to Leedstown road, at the crossroads in the middle of Townshend take the turning towards Godolphin and at the bottom of the hill on the sharp left hand bend turn right onto the stone track and proceed for approx. 250 yards and the land for sale will be found on the left hand side.

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