

# LODGE & THOMAS

ESTABLISHED 1892

***10.42 acres of mature woodland, pond and barn***

## **CARNKIEF WOODS & POND WHEAL FRANCES, GOONHAVERN, CORNWALL TR4 9NS**



An increasingly rare opportunity to acquire a mature woodland with a large pond nestled in a sheltered valley position with a timber frame outbuilding, close to the north Cornish coast.

**Guide Price: £185,000 Freehold**

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Chartered Surveyors

Estate Agents

Valuers

Auctioneers



**Situation**

Carnkief Woods is located approx. 1 mile south of the village of Goonhavern and approx. 3 miles south east of the coastal town of Perranporth. The woodland is approached from a County highway onto a unmade byway and lies in a valley position bordered by farmland and further woodland and enjoys a tranquil location.

**The Land**

The site extends to 10.42 acres (4.21 ha) and primarily comprises of mature deciduous woodland, with a large wildlife pond. The land is approached via a hard standing track leading to a parking area and a timber framed barn. Above the barn a small grassed area with earth bund planted with wildflowers.

The majority of the woodland and pond are designated a Site of Special Scientific Interest (SSSI) (hatched on the attached Plan) and enjoys a peaceful setting attracting a plethora of flora and fauna. The vendor has informed us, the pond has numerous fish to include Rudd & Carp which is believed were introduced many decades ago.



An extract from the SSSI literature describes the area as boasting ‘a wide range of habitats including swamp vegetation, deciduous woodland, streams, herb rich meadows, wet heath and bog vegetation.’ In addition, ‘The open water areas provide a habitat for the rare insectivorous plant, Greater Bladderwort *Utricularia vulgaris* which is only known at this one location in Cornwall’ and ‘The site is also of importance for its 12 species of dragonfly, of which the small Red Dragonfly *Ceriatrion tenellum* and Keeled Skimmer *Orthetrum coerulescens* are nationally scarce”

Within the grounds lies a Timber frame **Barn** 12m x 9m (ex) under a corrugated roof with a hard standing base, used for forestry purposes.





**NB:** Ground level photos taken July 2023. Aerial photos taken October 2023.

**Services:** No mains services are connected. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

**Local Authorities:** Cornwall Council, County Hall, Truro, Tel: 0300 1234 100. Natural England

**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. A public footpath runs along the western field boundary and through the woodland.

**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:** By appointment only, please call Lodge and Thomas 01872 272722. Please note extra care should be taken when viewing the property due to uneven ground and water hazards.

**Directions:** From Goonhavern exit the double roundabout onto Bridge Road and pass the village shop on the right hand side. After approx. 0.15 of a mile turn right, signed Village Hall and follow the road for approx.  $\frac{3}{4}$  of a mile. Turn right signed Wheal Frances and follow the unmade track for just under half a mile and the gateway to the land will be found on your left.

**what3words**///timer.sport.pink





