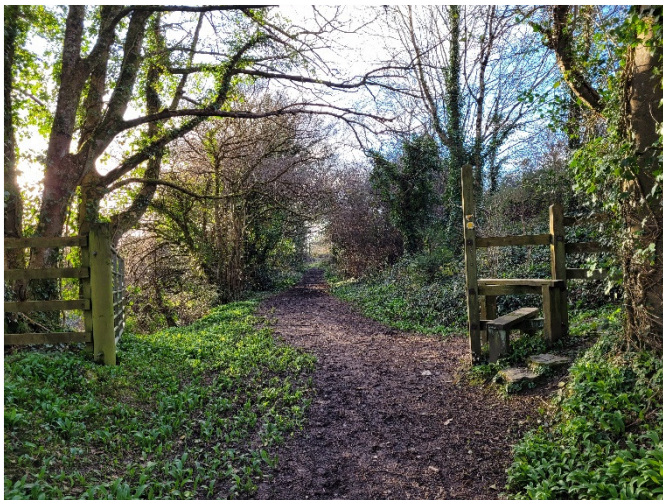


## 1.61 Acres to the West of Bridge Hill, St Columb, Cornwall TR9 6BD



### **Amenity Woodland & Pastureland | Dilapidated Barn | River Frontage**

A parcel of amenity land on the edge of the town offering a combination of woodland and pastureland with river frontage and a dilapidated barn.

**Guide Price: £60,000 Freehold**

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Chartered Surveyors  
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Valuers  
Auctioneers

## Situation

The land is accessed via a grassed strip of land from the minor road to the north, or by a footpath from the town which continues through the land along the northern boundary. St Columb is a thriving town with a whole range of everyday amenities including a Co-op, Boots, parish church, many eating establishments, butchers and Post Office to name but a few. St Columb is well placed for travelling in and out of the County, and indeed Newquay Airport is within 5 miles.

## The Land

The land comprises two adjacent parcels of amenity woodland and pastureland extending to 1.61 acres or thereabouts. It has not been used in recent times and so is a little overgrown but is no doubt a wildlife haven. The land has frontage to the river along the southern boundary and this makes for a very tranquil ambience. There are wonderful views of the church from the land.



A single storey traditional barn (approx. 9m x 3.6m) sits on the site and though currently in a dilapidated state, it is possible it may be suitable for improvement for agricultural or equestrian use (subject to gaining any necessary planning consent).



A public footpath runs along the northern boundary and there are wooden stiles at the entry and exit points.



