

LODGE & THOMAS

ESTABLISHED 1892

2.54 acres at Trescowe Road, Goldsithney, Cornwall TR20 9DJ



Offering approximately 2.54 acres, this attractive and very gently sloping pasture field is enclosed within natural hedge banks. The land is accessed via a quiet country lane that branches off from the main road leading through Goldsithney village.

Guide Price: £80,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends to approximately 2.54 acres, enclosed by traditional Cornish hedge banks. With direct access to a public byway, this versatile parcel is ideal for grazing, crop cultivation, or equestrian use, and also offers open space well-suited for a range of recreational activities.

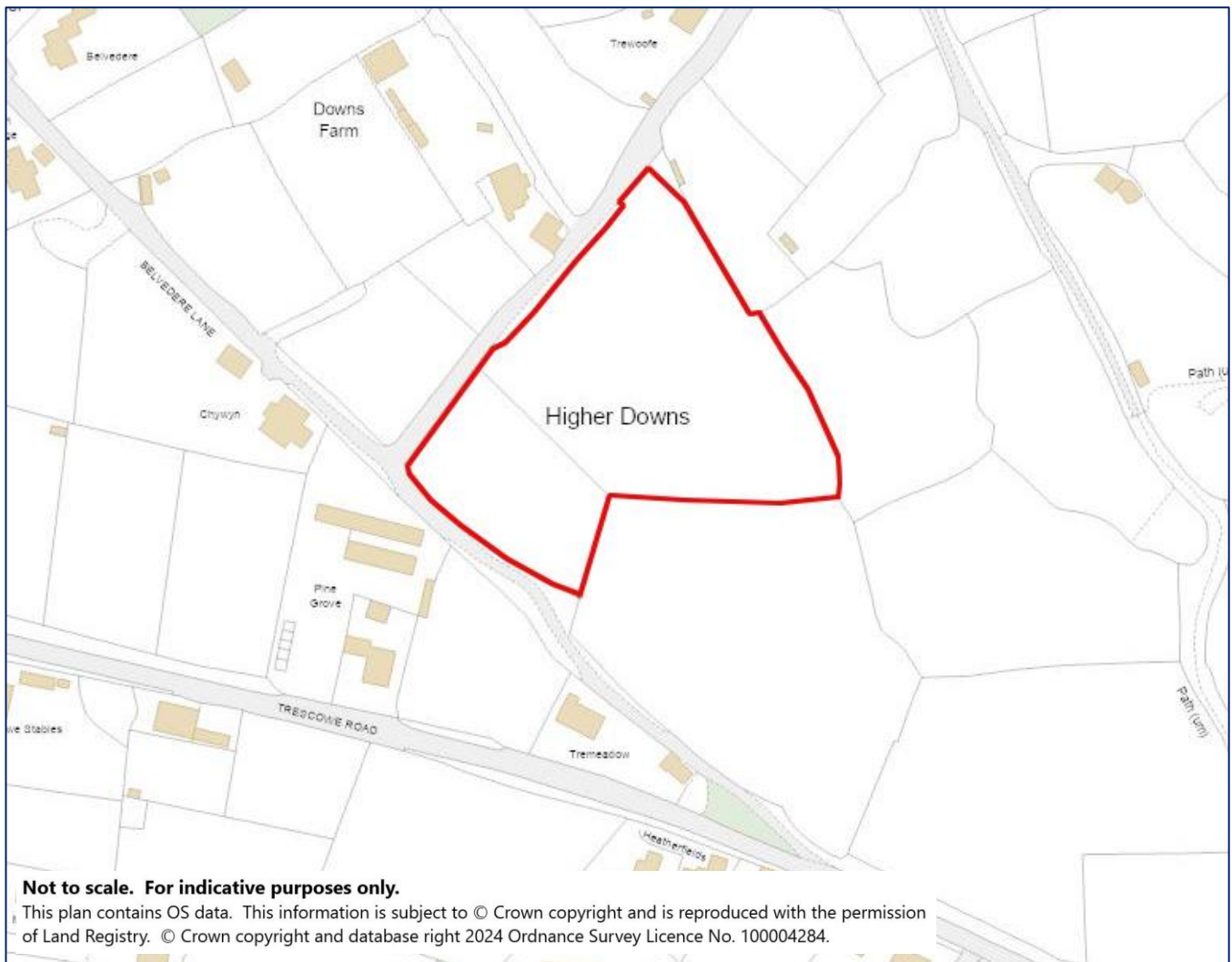


Services

None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 1691144; Wales and West Utilities: 0800 912 2999

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.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

To reach the land, take the B3280 towards Goldsithney. Shortly after leaving St Hilary, turn left onto the small country road marked as Belvedere Lane. Follow this lane for approximately 0.2 miles, and you'll find the plot on the left-hand side, just past the turning for Luke's Lane.

what3words///screamed.cabbages,mascot

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.

Location

The land is situated just to the East of the popular village of Goldsithney, approximately 1 mile from the coastal town of Marazion and the iconic St. Michael's Mount. The market town of Penzance is around 5 miles away, providing a wider range of amenities and services, including supermarkets, shops, and transport links. Goldsithney itself offers local conveniences such as pubs, a village shop, and a Post Office, while the surrounding area features beautiful countryside and easy access to the South West Coast Path.

