



Lambourne Farm, Lot 2

Lambourne Farm, Lot 2, Ruan High Lanes, Truro, Cornwall, TR2 5NL



St Mawes 7 miles Truro 9 miles (via King Harry Ferry) 3.5 miles

Well situated parcel of sheltered land with poly-tunnel and outbuilding

- Good Position
- Outbuilding 24'6 x 18'3
- 55' Long Poly-tunnel
- Post and Rail/Hedged Boundaries
- Private Borehole
- Independent Access
- About 5.34 Acres

Asking Price £100,000



SITUATION

Lambourne Farm is rurally situated in the heart of the Roseland Peninsula. The villages of Tregony and Portscatho offer everyday shopping amenities and St Mawes is about 7 miles to the south. The cathedral city of Truro is about 9 miles to the north (via the King Harry Ferry).

With an independent vehicular access, Lot 2 comprises a timber Outbuilding (The Chalet) about 24'6 x 18'3, a good 55' long polytunnel and parcel of productive land. There are good post and rail and hedged boundaries with high trees creating shelter screens around the lot.

NB Lot 2 will not be sold prior to Lot 1.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

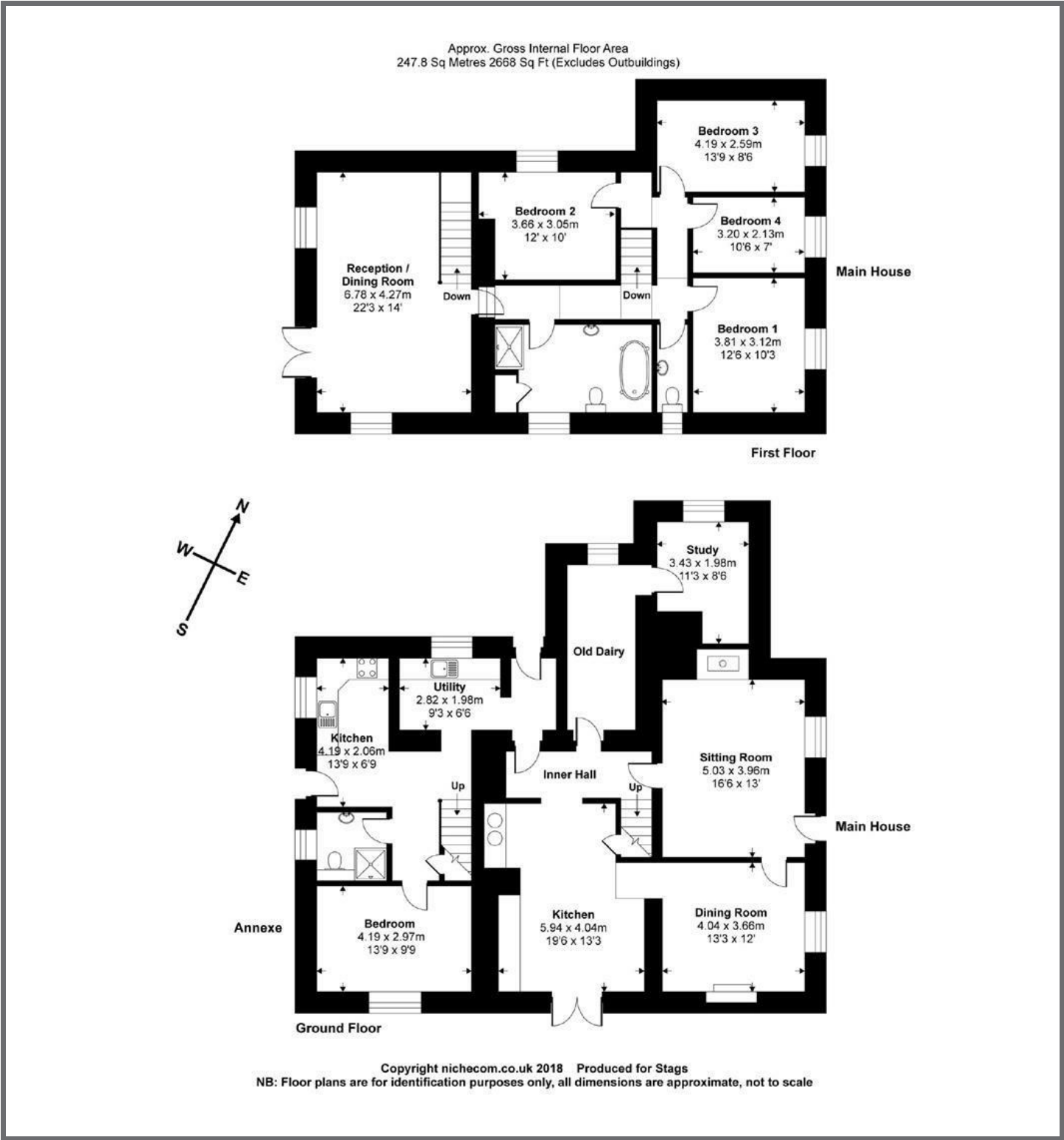
DIRECTIONS

Travelling south on the A3078 towards St Mawes, pass over the bridge at Tregony and stay on the A3078 driving up the hill. After about two miles, pass the garage on the left-hand side, ignore the turning to the left towards Veryan, continue on for about a further 2.5 miles until reaching Ruan High Lanes. Towards the far outskirts of the village, turn right towards King Harry Ferry. Drive down the hill, follow the road sharply around to the left and at the crossroads, turn left. The entrance to Lambourne Farm will then be seen on the right-hand side after about 50 yards.

SERVICES

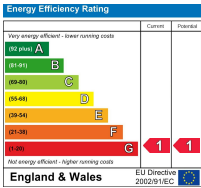
Private bore hole water supply.





These particulars are a guide only and should not be relied upon for any purpose.

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