



MAP estate agents
Putting your home on the map

**Parcel F, Land adjacent to Penhalurick
Barton Farm, Penhalvean, Redruth, TR16 6TG**

**£175,000
Freehold**

Description

An opportunity to purchase seven acres located in Penhalvean, a hamlet on the outskirts of Stithians.

The land would potentially be suitable for agricultural use, livestock grazing, growing crops or equestrian use. The land enjoys views over Stithians reservoir.

Please contact our office to arrange accompanied viewings.

PLEASE NOTE THAT THE VENDOR IS OPEN TO SELLING THE LAND IN TWO HALVES (SMALLER PARCELS) IF THE PURCHASER WILL PUT UP THEIR OWN FENCING.

Location

Penhalvean is a small hamlet towards Redruth on the outskirts of Stithians.

Stithians Lake reservoir, just a short drive away, offers a variety of water sports in addition to a cafe, lakeside countryside walks and a Public House on the edge of the lake.

Stithians village is a conveniently located for commuting to Truro, Falmouth, Helston and Redruth and has a warm community feel. The village is well served with amenities that include two shops - one with Post Office, a popular Primary school, doctor's surgery, Public House, Church, playing field, playground and cricket club with bar. The Stithians centre village hall offers different classes and fayres and Stithians Lake reservoir, just a short drive away, offers a variety of water sports in addition to a cafe, lakeside countryside walks and a Public House on the edge of the lake.

A local bus service travels to the neighbouring towns and ferries children to and from the local Secondary school. The Stithians Showground holds an annual show in which thousands of visitors look forward to and attend each year.

AGENT'S NOTES

Please note, there is a covenant stipulating that you cannot erect or place any solar arrays or any other equipment in the connection with the commercial generation of electricity.

Should there be a requirement for rights of way or easements to be granted over other land, in the ownership of our vendor, this will be agreed prior to a conveyance taking place.

There are further parcels of land available for sale in this location, please contact us for more information. Please note, the vendor is open to discussion of splitting the field in half to two smaller parcels.

DIRECTIONS

From our office in Barncoose, head east on Wilson Way, at the roundabout take the third exit into Barncoose Avenue, turn right onto Barncoose Terrace (A3047), at the roundabout take the second exit onto Blowinghouse Hill go through the roundabout, continue onto West End. Turn right onto Coach Lane, turn left onto West Trewirgie Road, turn right onto Trewirgie Hill, turn left towards Buller Hill (B3297), turn right onto Buller Hill, turn left and your destination will be on the right hand side. Using What3words: punctured.articualted.fish

VIEWING STRICTLY BY APPOINTMENT



MAP's top reasons to view this home

- Approximately seven acres
- Located on the outskirts of Stithians
- Suitable for a variety of uses
- Reservoir views
- Easy access for Helston, Redruth, Falmouth and Truro

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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