



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10073

£175,000
Adjacent land £25,000

**Building Plot at Fairview Farm,
Carnkie, Helston, Cornwall, TR13 0DZ**

FREEHOLD



An individual building plot with outline planning permission gained under reference PA23/08879 for a single dwelling in a beautiful long established hedged and treelined garden plot of about 0.17 acre with westerly views over countryside with the ability to purchase an additional 0.33 of an acre adjoining paddock. An opportunity to create one's own home in a blissful countryside position on the edge of a village, well placed between Falmouth and Helston.





DESCRIPTION

Between Falmouth and Helston, set towards the end of a private driveway is a blissful and beautiful building plot. The plot has outlined planning permission for one dwelling and extends to about 0.17 of an acre providing a new owner with the opportunity to design their own house in this wonderful location. The plot itself is currently as mown garden but is set away from the farmhouse with thick hedging and some mature trees around the boundaries adding to the setting. It is most likely that one would wish to orientate a new house to face west as there are far reaching countryside views.



In addition to the plot itself our clients, who own the surrounding land, are prepared to offer with the plot an area of the adjacent field to the east with this extending to about 0.33 of an acre. We fully expect most interested parties to take up this option as it will provide space for children to play, home produce to be grown, an orchard to be planted or all manner of other options.



LOCATION

Carnkie is situated approximately 1½ miles from the A394 which offers access to the towns of Helston, Penryn and Falmouth. Falmouth has the National Maritime Museum, marinas, beaches, a local hospital and schooling for all ages including a University. The town is thriving with many cafés, restaurants and inns as well as local and national retailers amongst its waterside streets.

Helston, the historic home of Flora Day is also well served and is beside RNAS Culdrose Navy Airbase.

Truro is about 12 miles away and is Cornwall's capital city having the widest array of retailers and services in the county as well as a mainline railway station and three private schools.

The surrounding area is rural with Stithians Reservoir being only about a mile away along footpaths which then continue around the perimeter of the lake. Here there is an inn and water sports centre. There are surfing beaches to the far side of Helston at Praa Sands and Porthleven with sailing facilities either around Falmouth or along the Helford River estuary.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR13 0DZ.

SERVICES Mains water crossing the west of the site. Private drainage to be installed. Electricity available.

COUNCIL TAX BAND N/A (see www.mycounciltax.org.uk).

DIRECTIONS From the main A394 Falmouth to Helston Road, at Rame, follow signs to Carnkie. After a car garage on the left take the second lane on the left which is tarmaced with a low stone wall dividing it from the Old Carpenters Shop. Follow this lane to the end which is Fairview Farm and the building plot is immediately on your left hand side.

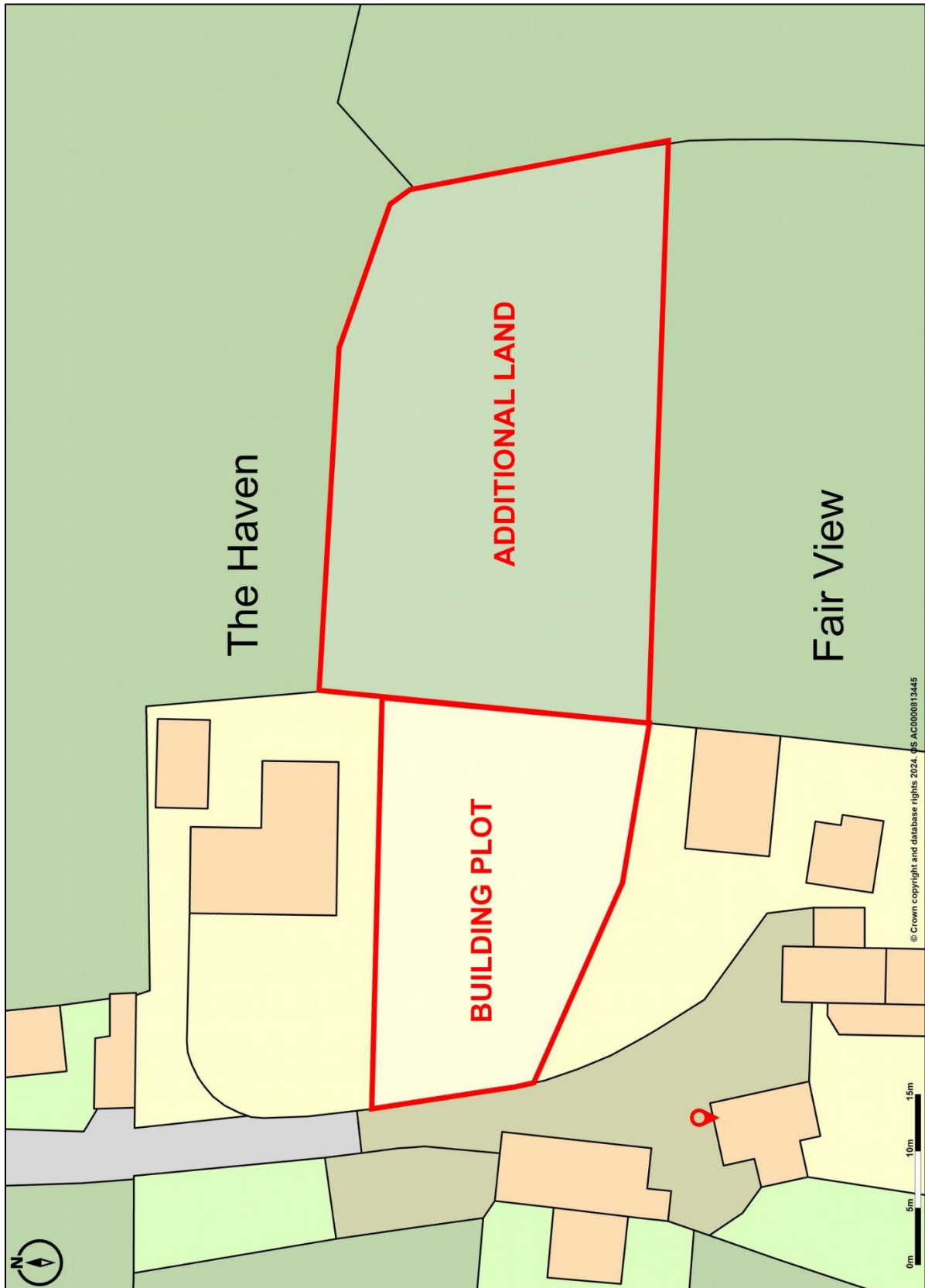
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

For reference only, not to form any part of a sales contract.



Not to scale – for identification purposes only.

Site Plan.

