

Winston's Field, 6.18 Acres of Land with Stables, Stoney Lane, Bodmin, PL31 2QX



A lovely parcel of amenity land in a wooded and sheltered setting on the edge of the town but close to the Camel Trail. Stables, tack room, field shelter and further store. Two paddocks leading down to the stream. 6.18 acres in all.

Guide Price: £175,000 Freehold

The Land

"Winston's Field" is a wonderful parcel of amenity land situated on the immediate outskirts of the town with far reaching views across rolling countryside. For many years the land has been used for horse grazing and whilst most suitable for grazing the land is also perfect for those seeking a space for dog exercising, hobby farming, growing etc.

The land comprises two field enclosures which are gently sloping in topography and both are flanked by mature trees on both sides offering excellent privacy and shelter. The northern-most field leads down to the river and is bordered by the Camel River to the north and the St Lawrence River to the west. Where the two paddocks meet is a fenced garden with very old oak and ash trees and the touring caravan (used as a day room and store) is available by separate negotiation.



The land is approached via a concrete driveway and through a gateway from Stoney Lane. The drive leads into a parking and turning area where there is a metal SHED (19'8" x 10'") and continues up to the range of stabling.



A range of "Devonshire" stables were erected in 2017 and they comprise a block of THREE 12' x 12' STABLES (each with automatic water drinkers, sliding front and rear windows, top and bottom stable doors and rubber matting). Attached to the stables is a TACK ROOM (12' x 8'10") with sink, shelving and storage and all are set on a concrete yard with a covered veranda. Adjacent to the stables is a further 12' x 12' FIELD SHELTER/STORE, again set on a concrete base but this is on skids. All stables have light and there are power points in the tack room. There are several other small stores ideal for fencing equipment and the like. Alongside the yard is a small orchard with fruit trees including apple, cherry and plum, and also a bay tree.



Within the field nearest the road is a range of solar panels sitting within a site of approximately 0.58 acres. This area of ground, including the solar panels, is to be retained by the vendors, and they will also retain a vehicular right of way through the access gate and over the land for the maintenance and repair of the solar panels.

A public footpath crosses the very northern boundary but this has been well fenced and public access does not feel intrusive to the enjoyment of the land.

Services

No mains services connected. Electricity is via a battery powered generator and water is via a rainwater harvesting system. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

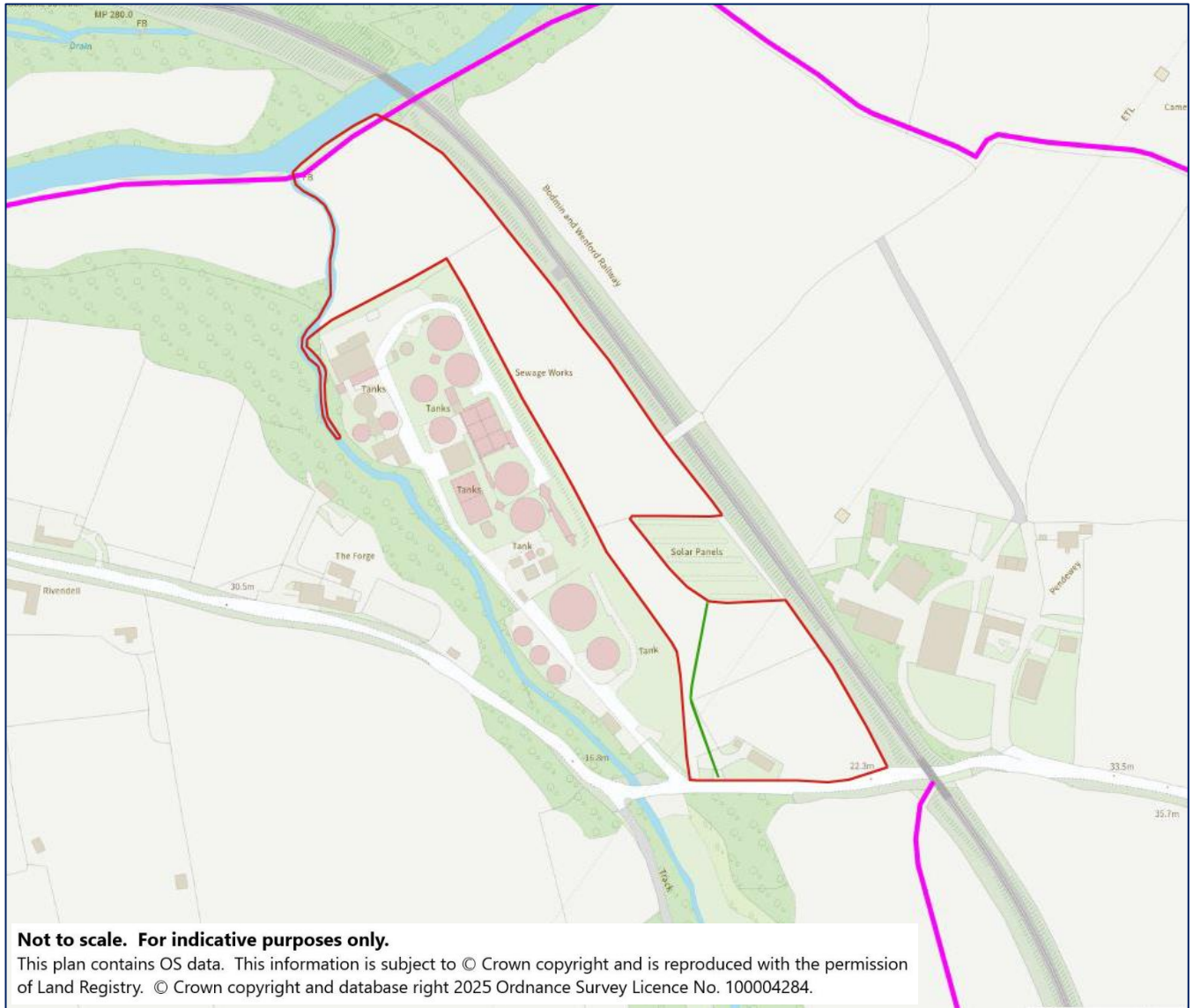
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Vendors' retained vehicular right of way for accessing their retained land shown in green on embedded plan and public footpath shown on the same plan in pink.

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 located part way between Bodmin and Nanstallon and is only 150m from the Camel Trail which offers miles of off-road walking, cycling and riding in a beautiful setting and indeed the public footpath at the northern edge of the land joins up with the Camel Trail after a short distance. Bodmin is a large town offering every day amenities and facilities and also a mainline railway link to London (Paddington). The town centre is just a mile from the land.



Viewing

Strictly by appointment with the agents Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk. Interested parties are requested not to access the land without an appointment and should note there is electric fencing along the gateway.

Directions

Passing Bodmin Hospital on the right, continue along Boundary Road for approximately a quarter of a mile before turning left towards Nanstallon and Ruthernbridge. Proceed down the hill and the land will be found on the right hand side shortly after passing under the train bridge, identified by yellow bollards and a Lodge & Thomas for sale board.

[what3words///cutaway.golden.slim](https://www.what3words.com/cutaway.golden.slim)