

# Land at East Tremollett

## Coads Green, Launceston, Cornwall, PL15 7NA

74 acres (29.94ha) of quality level or gently sloping grass / arable land, divided into 8 easily manageable enclosures in a ring fence. Road frontage and private water. Further land available.

**Launceston 7 Miles Callington 7.5 miles  
Plymouth 21 Miles Exeter 49 Miles Truro 44 Miles**

East Tremollett is quietly located approximately 1 mile south of the popular village of Coads Green, which has a primary school, village hall and a monthly Farmers market. Lewannick 3.5 miles to the northwest offers a public house, village stores and Post Office, primary school and Doctors surgery. The A30 can be accessed 6.5 miles to the northwest at Plusha.

The land at East Tremollett extends to approximately 74 acres (29.94 ha) of prime level or gently sloping arable and grassland divided into 8 easily managed fields in ring fence, of established grass leys enclosed within traditional Cornish bank hedges with post and wire fences. The land benefits from private water supply and road frontage.

### Services

**Water** – Shared private supply

### Local Authority

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY Tel: 0300 1234100

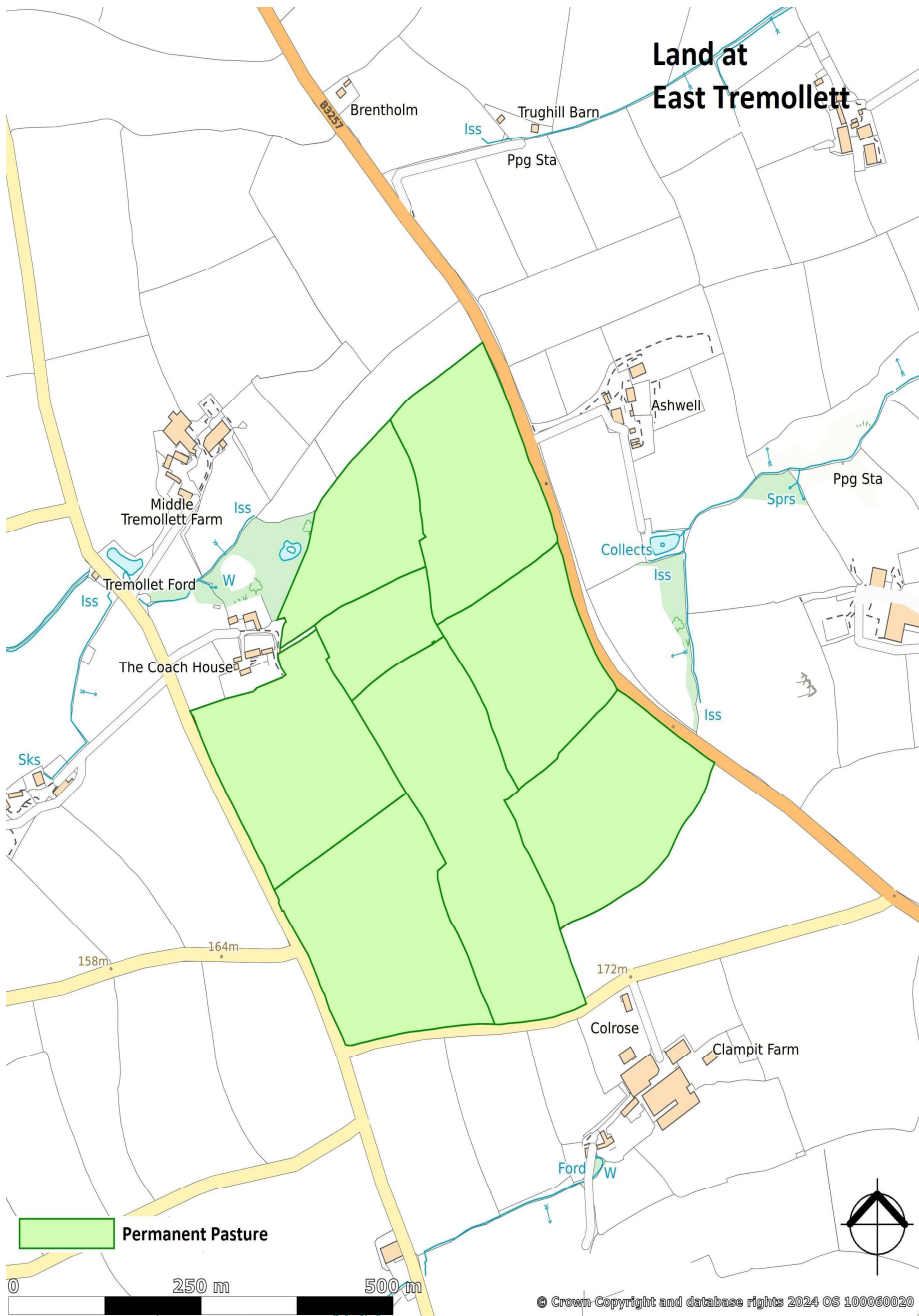
### Tenure

The land is offered for sale freehold with vacant possession on completion.

### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property  
01822 810810





**Land at  
East Tremollett**

**Directions**

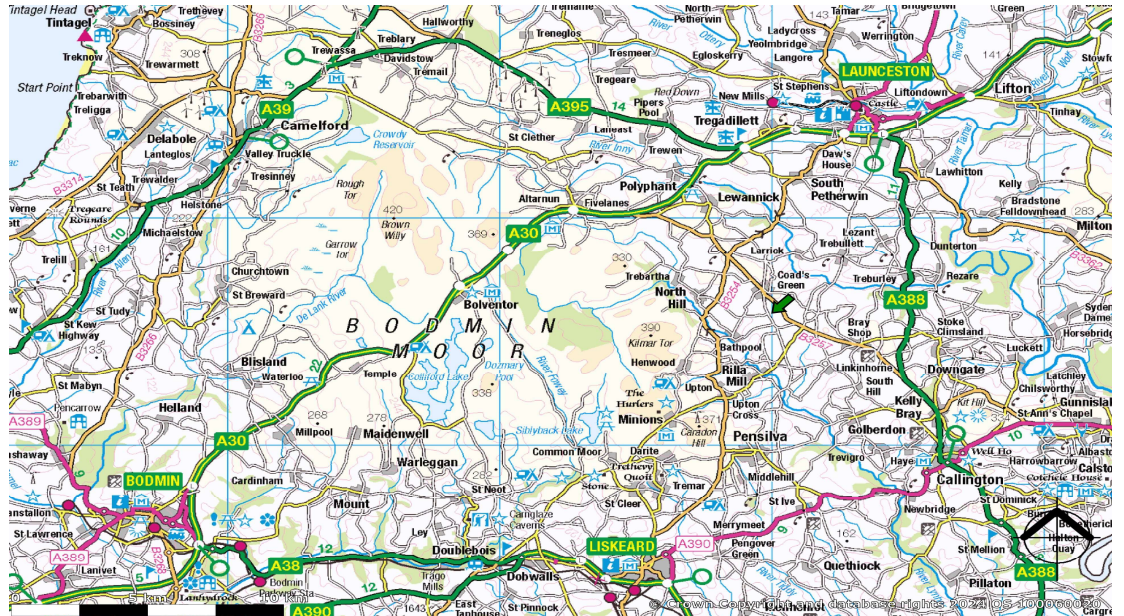
From Launceston follow the A30 towards Bodmin and at the Plusha junction take the B3257 towards Callington. Proceed for approximately 5 miles to Coads Green continue through the village, taking the first right turning to Tremollett / Bathpool. Continue on this road for approximately 1 mile, passing the entrance lane to East Tremollett and the land is on the left.

**What3words Location Finder**

educates.chainsaw.cucumber

**Agent's Notes**

None of the services or plumbing have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Measurements and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The land is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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