

ROSELAND PENINSULA



KEY FEATURES

- 10 acres of land
- Fodder store
- Concreted yard
- Minor road frontage
- Unspoiled surroundings
- Range of stables
- Manege
- Shelter belt of trees
- Close coast



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CORWENNA STABLES, PORTLOE, TRURO, TR2 5PT

AN EQUESTRIAN PARCEL OF LAND WITH STABLES AND MANEGE

Approximately 10 acres of excellent level land and with a purpose-built range of stabling (comprising 6 boxes, tack room and fodder store), concreted yard and a railed sand school (manege).

Rare opportunity where land is seldom available on the open market.

Minor road frontage.

Mains electricity and private borehole water supply. Freehold.

PRICE GUIDE £250,000

## GENERAL COMMENTS AND LOCATION

The availability of Corwenna Stables is a rare chance to buy a parcel of land perfectly adapted for use as an equestrian establishment. It is in an area renowned for its scenic attributes and lies adjacent to a minor road just inland from the south Cornish coast between Portholland and Portloe on the Roseland Peninsula.

The land extends to approximately 10 acres and has a range of purpose built stabling fronting a concreted and railed yard as well as a railed sand school (manege). It enjoys easy access from a minor road with wide double gates opening into a hard-cored parking area.

Corwenna Stables is set within the Parish of Veryan but is closer to the hamlet of East and West Portholland which are two of the most unspoiled coves on the eastern edge of the Peninsula. In the immediate area the vast majority of the properties are owned by the Caerhays Estate and in many respects the surrounding area has remained largely unchanged for the last one hundred years or more. East and West Portholland have recently been declared a National Heritage Asset and this part of the Peninsula is often described as an area of "real" Cornwall where little or no development has taken place in recent years.

Corwenna Stables is also just over a mile from the

unspoiled fishing village of Portloe which is equally picturesque and is one of the "jewels" of the Roseland Peninsula. It has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a small harbour still used by local fisherman but with the industry now sadly concentrating on crab and lobsters.

About two miles from Corwenna Stables is the larger village of Veryan, known for its picturesque round houses built in the 19th Century by a clergyman. Here there is a pub, church, primary school, post office/general store as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the cliff top walks in the immediate vicinity are exceptional. The nearby Carne and Pendower beach is also a favourite with locals and visitors alike.

The city of Truro with its Cathedral and fine shopping centre is about thirteen miles away. There is a main line railway station to London (Paddington) and also the Treliske Hospital which serves the whole of the county.



## THE LAND

This extends in total to 10 acres or thereabouts and apart from the area attributed to the buildings and sand school it is comprised in one rectangular enclosure which is in grass and either level or very gently sloping. A hard-cored track circumnavigates the field for exercising horses and there is a right of way over a part of this track (from a secondary access point) for a neighbouring landowner.

## THE STABLES

These comprise a purpose built range of timber and sheeted roof buildings forming a "U" shape around a concreted and railed yard. They include 6 good size boxes with stable doors and a tack room with sink and drainer installed. There is also an adjacent fodder store. Overall there is almost 1,000 sq ft (93 sq metres) of covered area.

## THE MANEGE

Close to the stables there is a railed sand school 40m x 20m. An enclosed area adjacent has been planted with trees.

## SERVICES

Mains electricity is connected. Water is from a private borehole located within the curtilage of the land.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

Proceeding along the A3078 from Tregony to St. Mawes turn left towards Veryan just after passing the Texaco service station at Bessy Beneath. Continue along this road and take the third turning on the left at a sharp right hand bend where it is signposted to Portholland and Portloe. On entering the hamlet of Treviskey continue straight ahead (do not continue down to Portloe). Follow this country road for over half a mile and Corwenna Stables will be found on the left hand side of the road.