

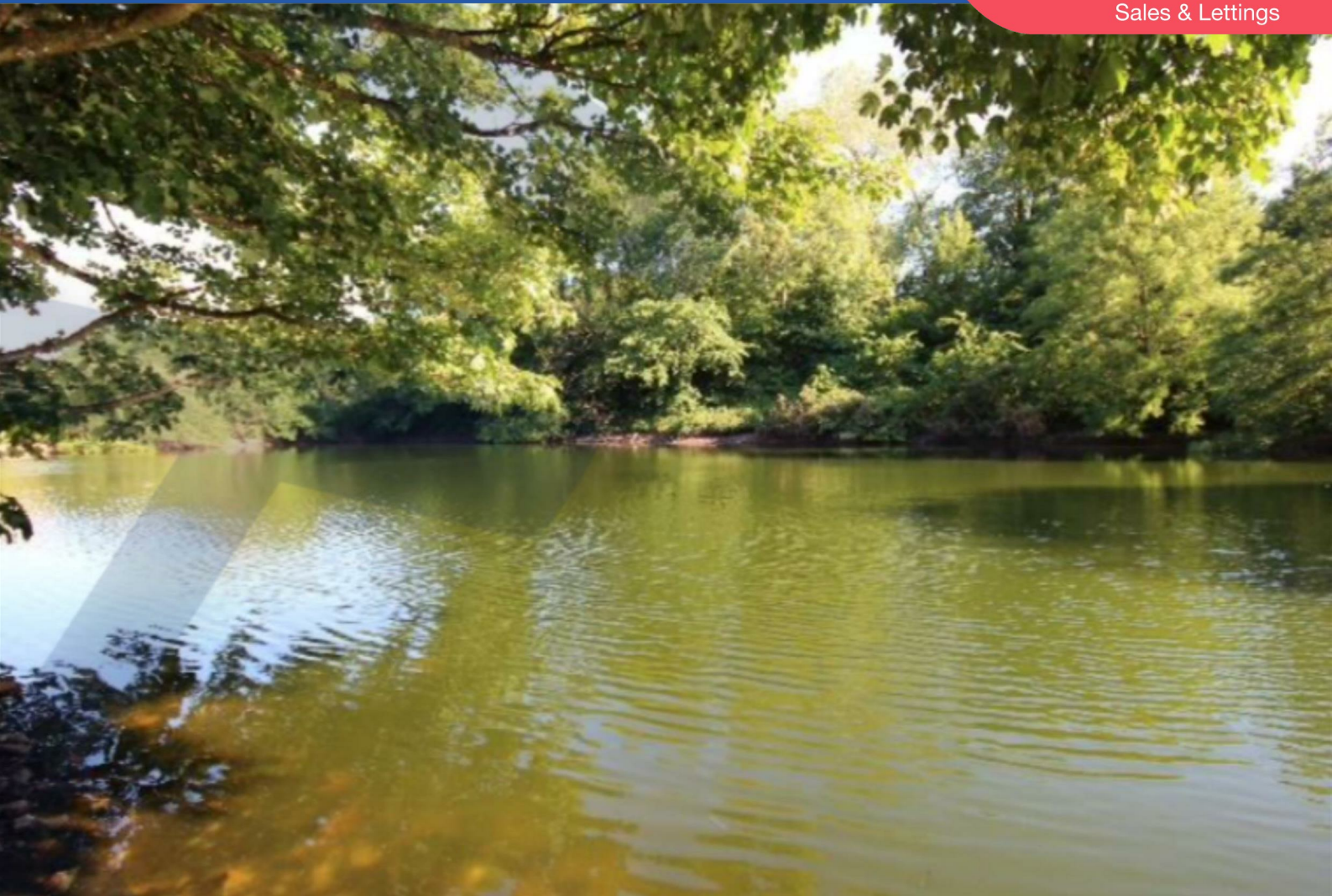
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Sales & Lettings



## Land At Zimapan Tregullow

Scorrier, Redruth, TR16 5AY

**Guide price £75,000**



Situated in a lovely wooded area, we are pleased to offer this unusual opportunity to purchase a well enclosed parcel of land in excess of a hectare with a substantial pond. It gives access to Portreath Tramway linking both the north and south coasts with cycle trails and scenic walks.



This presents a rare opportunity to purchase over a hectare of ground together with a very substantial pond. The land is well enclosed with a new boundary on the north west side. The pond has well established natural planting and must present many ideas for its use such as private fishing perhaps. We believe that it may have been a small quarry many years ago.

To the lower side lies a right of way with a pedestrian access to the land. To the upper side we have a bridleway large enough for a vehicle and we are informed that part is owned by adjoining land.

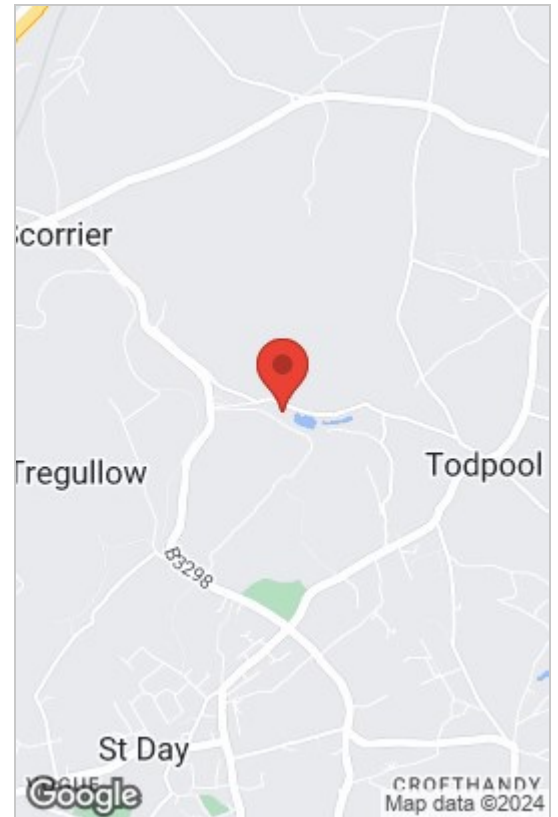
It is set away from the main Scorrier to St Day Road with easy access to the A30 and the Falmouth Road. The area is steeped in local history with mineral trails and the former Redruth to Devoran Railway, now a cycleway with the Portreath Tramway there which links both coasts. A focal point is the nearby Scorrier Estate.

The vendor is very happy to show you the grounds and answer any questions that you may have.

### DIRECTIONS

From Redruth take the Chacewater Road, go straight ahead at Scorrier Roundabout and then turn right at the crossroads towards St Day. At Tregullow you will see a sign for Zimapan. The owner will meet you there.

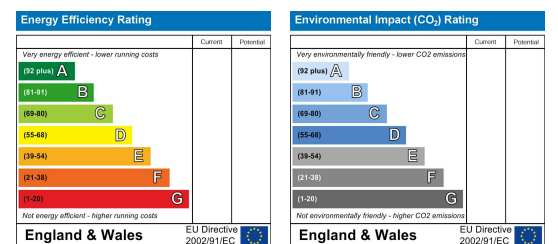
### Area Map



### Floor Plans



### Energy Efficiency Graph



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