



THE SECRET GARDEN, THE SQUARE, TREGONY, TRURO, TR2 5RS.

**A Part Walled Garden with Off Road Parking Located in the
Heart of this Sought After and Thriving Village.**

Approximate Measurements: 54 ft max (50'8 min) by 27 ft max (20 ft min)

Approximate Gross Area: 1324 sq. ft. (123 sq.m) or 0.03 acres

Offers over **£30,000**

Tenure: Freehold

Currently EPC and Council Tax Exempt

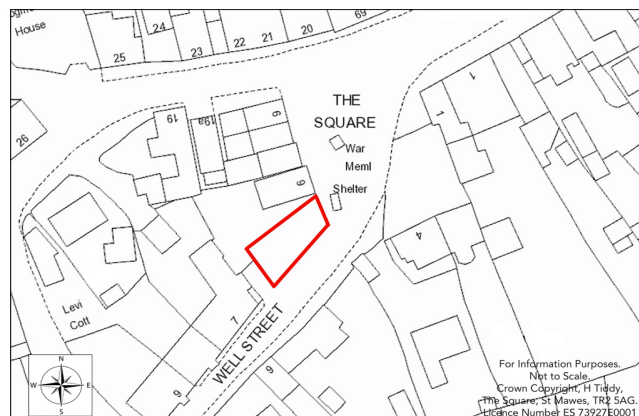
Description: A parcel of land, bordered by wall and fence, comprising an area of garden and gravelled parking. There is a pedestrian gate off The Square and vehicular access off Well Street. With potential future hope value (subject to any necessary planning consents), this rare opportunity is located just off the main Fore Street in the heart of this popular village.

Location Summary (Distances are approximate): Bus Stop to Truro, St Mawes and St Austell: 20 yards. Doctors Surgery: 80 yards. Londis Shop and Post Office: 120 yards. The Kings Arms: 175 yards. Carne Beach: 6 miles. St Mawes: 10 miles. Cathedral City of Truro: 8 miles. Falmouth: 18.5 miles. Cornwall Airport Newquay: 17.5 miles with regular flights to London. St Austell: 8 miles with direct rail links to London Paddington.

Tregony: Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school, an Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities along its wide main street, including a mini-market and post office. Tregony is connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veryan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

Agents Note: Situated by the wall bordering Well Street is a Sycamore tree which has a Tree Preservation Order (TPO) confirmed in April 2001. A planning application was submitted to the Cornwall County Council in August 2023 to apply for the tree to be felled and removed. The application was refused by the Local Planning Authority on 21st September 2023.

Services: We believe no services are connected at present and potential buyers should make their own enquiries about any nearby service connections.



Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. General Data Protection Regulations: 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 office in St Mawes.

