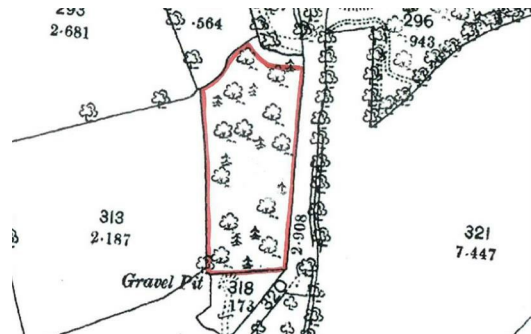


ROSELAND PENINSULA



WOODLAND AT LITTLE TREVILES, TREWORGA, RUANHIGHLANES, TR2 5NR

A PARCEL OF MATURE WOODLAND IN A SCENIC LOCATION

EXTENDING TO ABOUT ONE ACRE

Mixed woodland with a concentration of Beech as well as Oak, Sycamore and Holly.

Considerable fallen timber following Storm Goretti.

Freehold

- Rectangular parcel of land with mature and regenerative trees.
- Long frontage to minor road
- Of interest to nearby property owners and/or conservationists.
- A VERY RARE OPPORTUNITY

PRICE GUIDE £15,000

A PARCEL OF MATURE WOODLAND IN A SCENIC LOCATION

GENERAL REMARKS AND LOCATION

This parcel of WOODLAND lies deep in the Roseland countryside just a short distance from Treworga which is an unspoiled rural hamlet and part of the parish of Ruanlanihorne. It is less than a mile from the A3078 at Ruanhighlanes and within an Area scheduled as being of Outstanding Natural Beauty. The woodland extends to just over one acre and lies adjacent to a minor country road.

The land has been in the same family ownership since the early 1960's and hence its availability is a rare opportunity.

The area is renowned for its many scenic attractions including the beaches at Carne and Pendower and all the harbourside villages such as Portloe, Portholland, Portscatho and St. Mawes. The tidal saltings at nearby Ruanlanihorne at the head of the creek are also a significant local feature and there are good sailing facilities at Percuil and St. Mawes. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

THE LAND

The woodland extends to approximately ONE ACRE and comprises a rectangular parcel of land on an easterly slope. It is known to have been woodland for at least 150 years and an ordnance survey plan dating from the late 1800's is incorporated in this brochure. It was formerly land held by the nearby Treviles Manor estate.

The trees comprise a mixture of mainly Beech, Oak, Sycamore and Holly. There are several large specimens.

It is important to note that Storm Goretti caused considerable damage and there is significant fallen timber.

SERVICES

There are no services connected.

RIGHTS OF WAY

There are no rights of way over the land.

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 from Tregony along the A3078 to St. Mawes take the right hand turning at Ruanhighlanes signposted to Pilleigh and King Harry Ferry. Continue along this road for approximately a quarter of a mile taking the next right hand turn which leads into the hamlet of Treworga. Continue through the hamlet and down into the wooded valley where the subject land is on the left hand side of the road.

CONTACT US

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