



For identification purposes only - not to scale



## Land at Cosawes Barton, Ponsanooth, TR3 7EJ

£75,000

Located close to the eastern outskirts of the well served village on Ponsanooth, 2 well enclosed, adjoining paddocks which enjoy 'independent' gated access from the A393. A tree-lined hedge sub-divides the 2 paddocks which are both, in turn, enclosed by stock-proof hedging and mature trees. The centre of the village is less than 1/2 a mile distant, and the port of Falmouth and cathedral city of Truro are 5 miles and 7 miles distant respectively.

### Key Features

- 2 accessible field enclosures
- Close to village amenities
- Ideal for ponies or self-sufficiency
- Extending to approximately 5.5 acres
- Good road frontage and access
- Falmouth and Truro 5 and 7 miles distant respectively



## GENERAL INFORMATION

The land is situated close to the eastern outskirts of Ponsanooth and the gated access can be found in the layby on the left-hand side, when travelling from Treluswell Roundabout, within 200 yards of the 30 mile per hour sign.

## SERVICES

There are currently no services onsite so prospective purchasers should make their own enquiries in this regard.

## USE

In the normal manner, the vendor will restrict use of the land to suitable agricultural purposes.

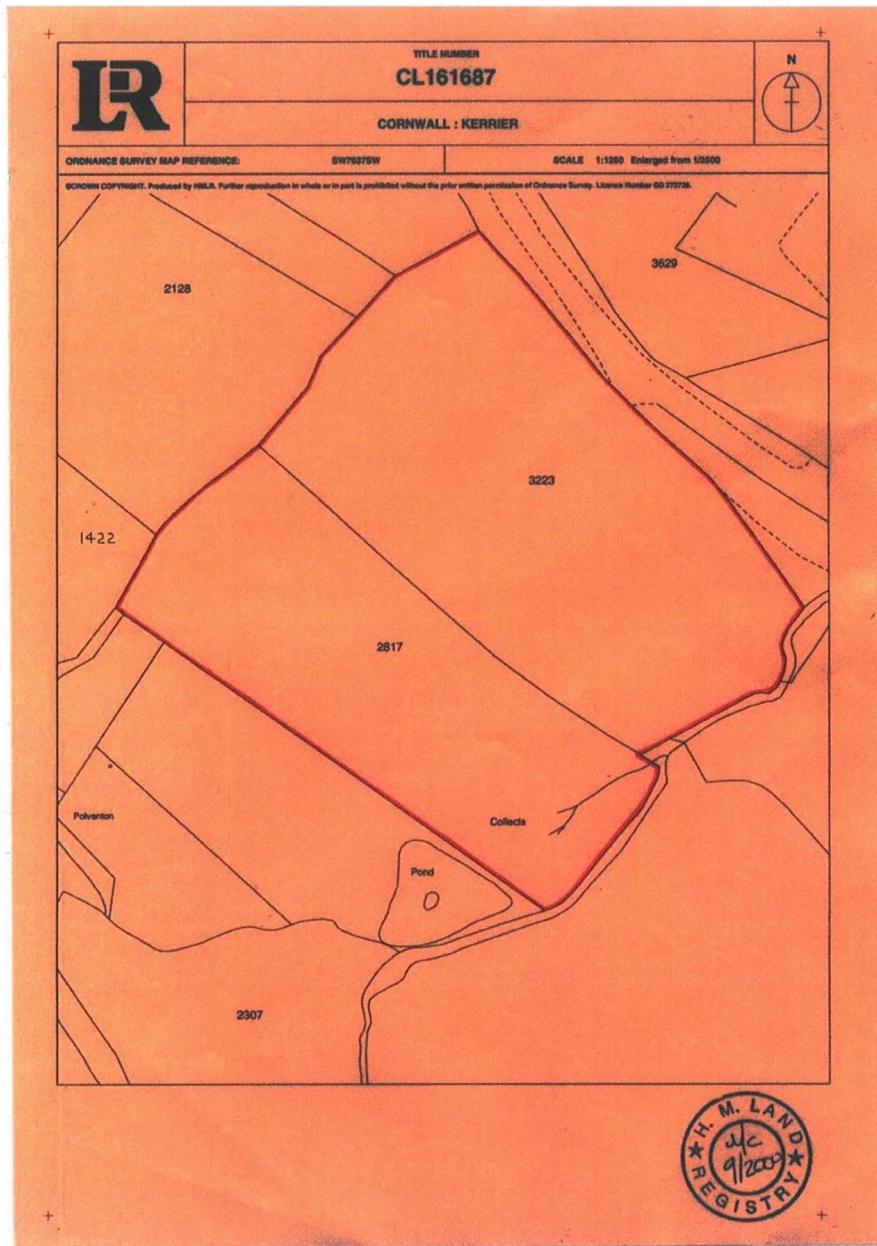
## TENURE

Freehold.

## VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

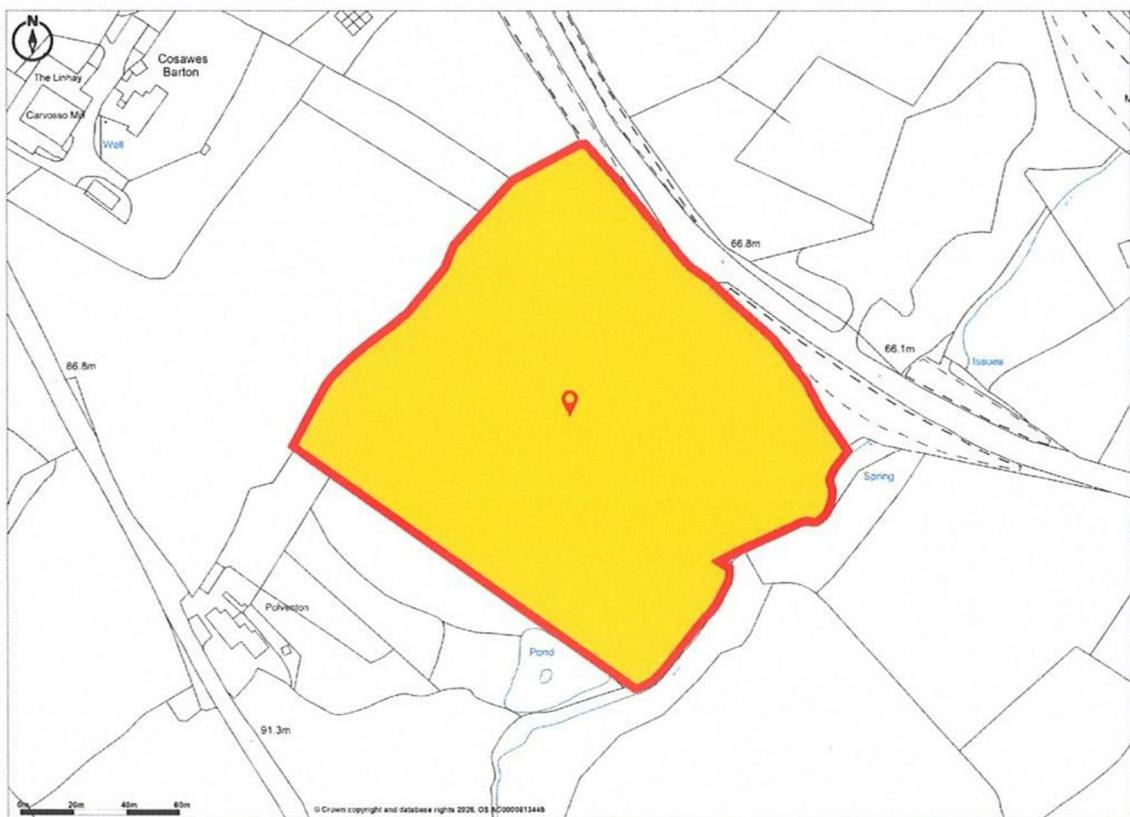




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**ProMap**

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• LANDMARK INFORMATION

Plotted Scale - 1:2250. Paper Size - A4