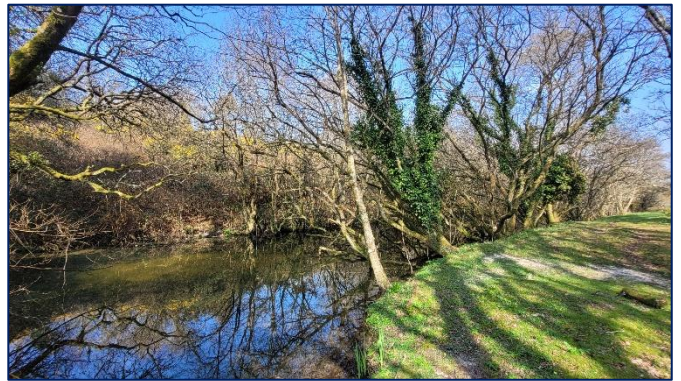


# LODGE & THOMAS

ESTABLISHED 1892

## 11.63 Acres of Land, Coombe, St Austell, Cornwall PL26 7LP



**For Sale by Informal Tender**  
**Offers to be received by Friday 10<sup>th</sup> April 2026 at 12 noon**

An interesting parcel of amenity, grazing and conservation land extending to 11.63 acres or thereabouts set in the very heart of the Coombe valley enjoying total peace and tranquillity. Ideally suited to those looking to "get back to nature".

**Offers in Excess of £150,000 Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
info@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

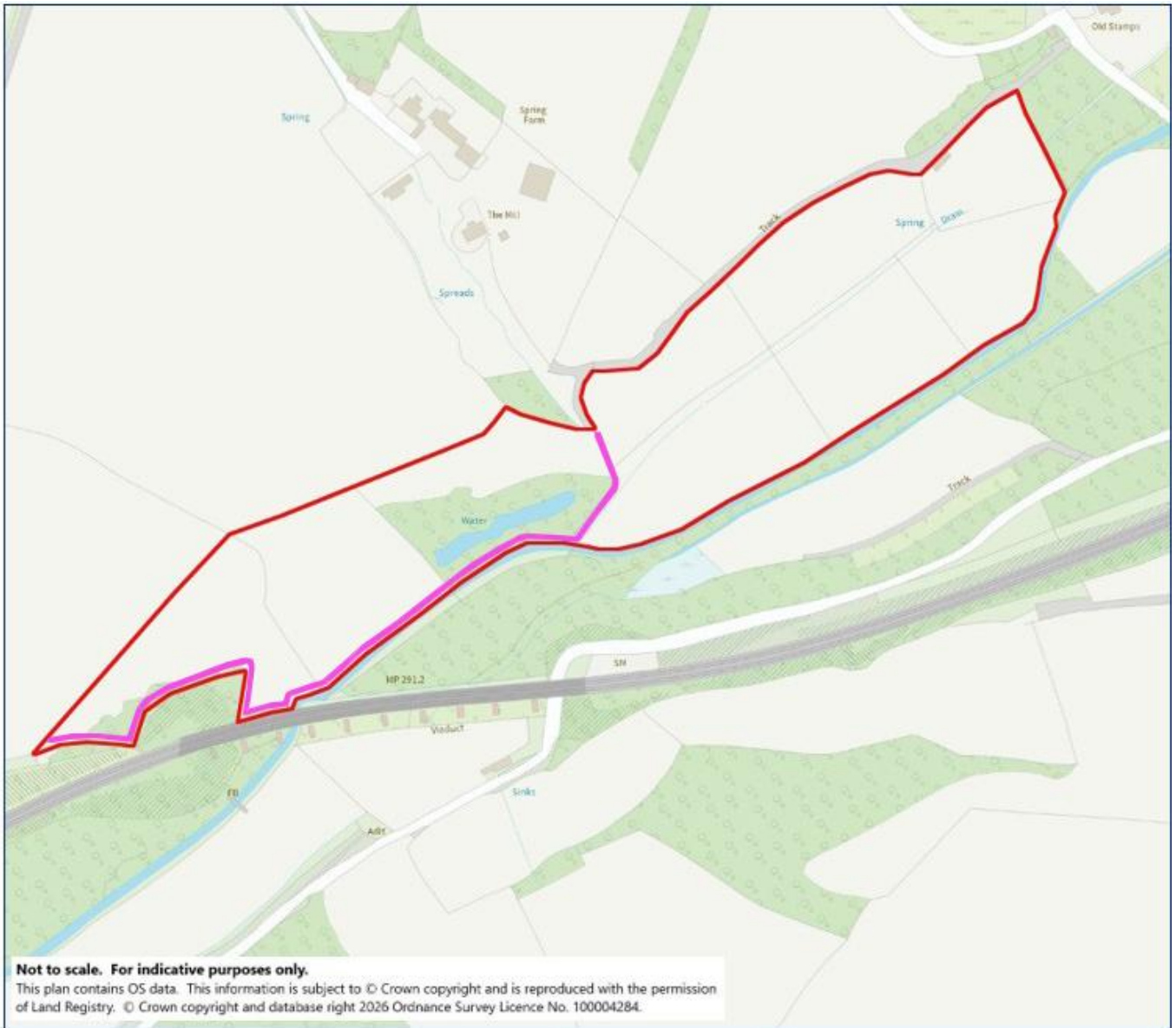
## The Land

Best described as a rural retreat, this land parcel is full of interest and offers the opportunity to own and enjoy a private idyll. Set along an unmade lane, away from passing traffic, the land enjoys total privacy and a peaceful ambience, only disturbed by trains passing along the impressive viaduct which borders the land.

Used for many years as pony, sheep and cattle grazing the land is ideally suited to this but also as somewhere to escape the hustle and bustle and get back to nature. The land is split into several, easy to manage enclosures. Within one of the enclosures is a pond and in another a small lake, and there is a stream running through the land, whilst the River Fal borders the southern boundary, both providing fresh drinking water to livestock grazing the land.

The unmade lane (suitable for 4 x 4s) leading to the land offers vehicular gateways into several of the enclosures and within the first of the enclosures is a lambing shed and a tractor shed, the tractor being included in the proposed sale. The structures could now be utilised as shelters and stores as well as feed and tack rooms.





### Services

Assumed none connected. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

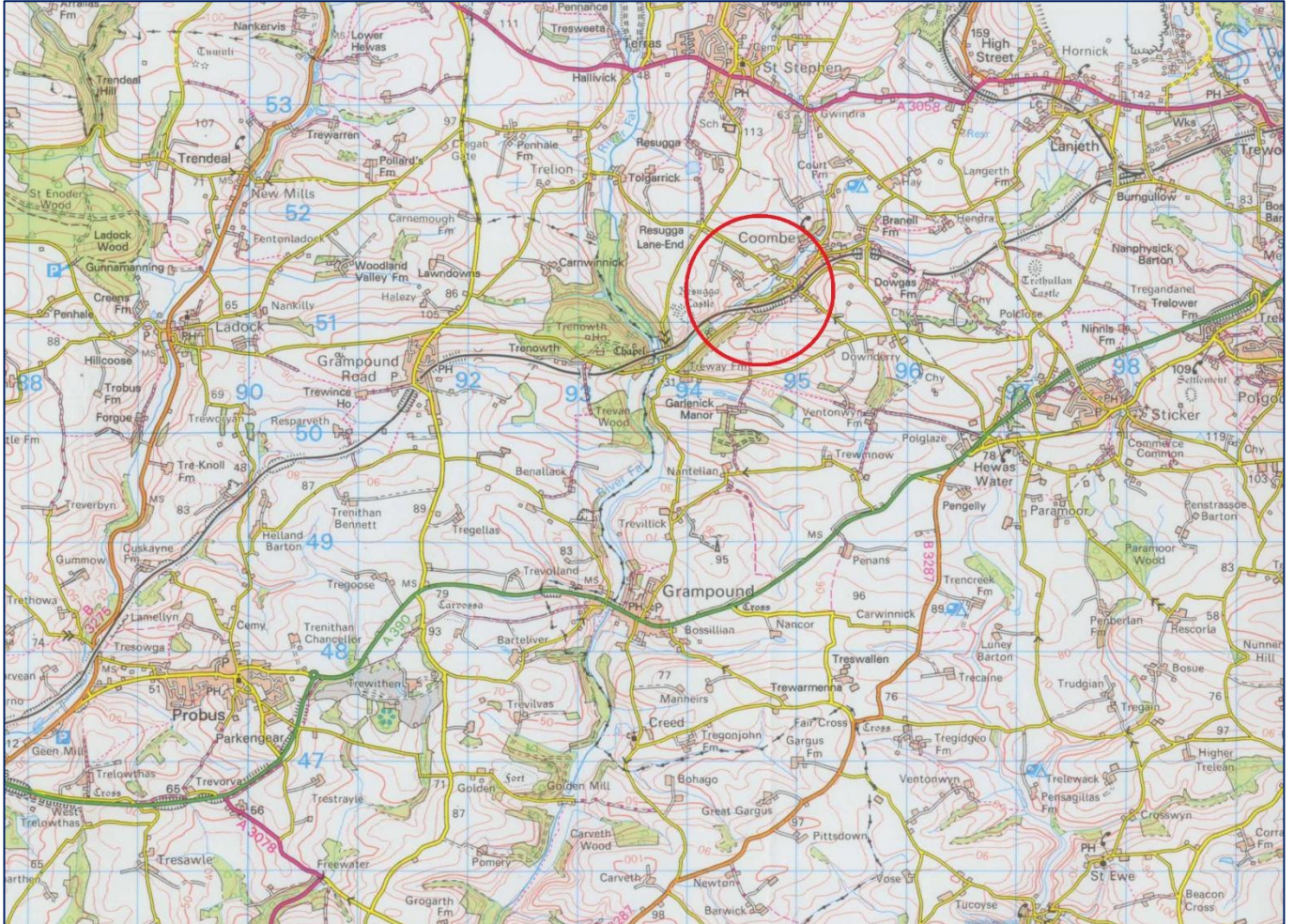
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the land being offered for sale but a personal right of way exists through the land and across part of the southern boundary for the owners, lineal dependents and the spouses of those dependents of Spring Farm to pass and repass on foot only for as long as they shall own or occupy Spring Farm (shown in pink on the land plan).

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## Location

The setting is quite magical, right on the outskirts of Coombe village and yet with a feeling of being miles from anywhere. Coombe is a small village community offering a recreation ground, village hall and miles of off-road walking opportunities. Every day amenities are available in nearby Grampound Road, Sticker and St Stephen with further facilities in St Austell which is within just 6 miles.



## Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit to obtain access instructions. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

Proceeding into Coombe from the Hewas Water direction proceed under the railway bridge and turn right at the T-junction signposted St Stephen, before turning almost immediately left signposted St Stephen and Newquay. Follow this minor country road for a short distance, proceeding over the bridge and before the road bears sharply left there is a pull-in and a gate at the head of the unmade lane. The first gate into the land can be found a short distance along this lane on the left hand side.

We politely request that interested parties find suitable parking in Coombe and proceed to the land on foot.

[what3words:///cove.polar.annual](#) (to pull-in) and [:///headstone.twice.uniform](#) (for field gate).