

PERRANWELL, TRURO



LAND AT GRENNA LANE, PERRANWELL, TRURO, TR3 7LL

TWO SHELTERED MEADOWS ON THE EDGE OF THE VILLAGE

A very desirable parcel of land in a quiet setting away from busy traffic.

Approximately 1.4 acres almost equally divided into two rectangular meadows enclosed by mature Cornish hedges.

Ideal for those living in the area and needing land for ponies, growing or amenity. Freehold.

- Two rectangular meadows
- 1.37 acres
- Wooded lane approach
- All in grass
- Very gentle southerly aspect
- Quiet and away from traffic
- Ideal for those living locally
- Suitable as pony paddocks

PRICE GUIDE £55,000

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GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a small parcel of land in a favoured residential locality. The land is approached from Grenna Lane via a narrow lane which is a formal right of way and also a public footpath. The lane is suitable for a small tractor to have access and is a delightful tree-lined introduction to the subject land which is a safe haven well away from passing traffic. The land extends in total to almost 1.37 acres and comprises two equally sized meadows with a gentle southerly aspect and suitable for many purposes. It will appeal to a wide range of purchasers but especially those in the immediate locality needing land for ponies, horticulture, conservation or some other amenity use.

Of particular note are the Cornish hedges enclosing and dividing the meadows and featuring several spreading oaks as well as a proliferation of hawthorn, holly and elderflower. Both meadows are in grass and suitably fenced for sheep grazing.

Grenna Lane is a delightful unspoiled part of this highly sought-after village whose excellent day-to-day amenities includes regular bus and rail services, a village stores/sub-post office, public house, garage, active community hall and highly regarded county primary school. Beautiful walks abound in the area, which are literally 'on the doorstep'. The nearby village of Carnon Downs provides further amenities including a doctors surgery, hairdressers, dentist and garden centre.

RESTRICTIONS

There is a restriction "not to erect any buildings on the property provided always such restriction shall not apply to a stable or shed appropriate to the user of the property as agricultural land or as amenity land".

RIGHTS OF WAY

The access lane (over which there is a formal vehicular right of way for this land) is also a public footpath. This footpath continues through the land now being offered and runs alongside the middle hedge.

SERVICES

There are currently no services connected to the land. In respect of water the title provides the "right to lay repair renew and maintain a water supply in the said roadway or track shown coloured brown on the plan..... together

with all such further and additional rights as may be necessary for the purpose of obtaining a supply of mains water....." However please note that the mains water is not located in the roadway at the bottom of the lane.

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.

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