

BLACKACRE, ST. COLUMB



STABLES & LAND, BLACKACRE, ST. COLUMB, CORNWALL, TR9 6JA

LAND AND STABLES LOCATED NEAR A30

A level paddock extending to approximately 3 acres together with a superb wooden stable block. In a fantastic location on the outskirts of Indian Queens and close to the A30. Excellent vehicular access and enclosed within natural hedge and stock proof fenced boundaries. A rare opportunity.

- APPROXIMATELY 3 ACRES
- WATER SUPPLY
- VEHICULAR ACCESS
- CLOSE TO A30
- FENCED BOUNDARIES
- TWO STABLES

GUIDE PRICE £95,000

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GENERAL COMMENTS

A rare opportunity to purchase a parcel of land situated in a very convenient road side location, just a short distance from Indian Queens and close to the A30. The land is virtually level and benefits from its own water supply (sub metered from a neighbouring property) and totals approximately 3 acres. There is a timber structure that comprises two stables and a concrete base and entrance, providing parking for cars, horse trailers and lorries etc.

THE LAND

The land is currently geared for equestrian use and is perfect for anyone in the vicinity seeking a pony paddock. The fields are enclosed within natural hedge and fenced boundaries and are currently grazed by horses.

LOCATION

Set in a quiet, rural location in a very convenient position within a couple of miles of St Columb and nine miles from Newquay and the north Cornish coast. St Columb is an old market town with an excellent range of facilities including public houses, butchers, convenience stores and primary school. Wadebridge is eight miles away with further facilities. Sandy beaches are within a short drive at Mawgan Porth where there is access to the south west coastal footpath. Newquay airport is just six miles away with regular flights to London and further afield.

The village of Fraddon is well equipped with a variety of amenities including Marks and Spencers, Next, Boots, Mountain Warehouse and TK Maxx. There is also a primary school and public house.

DIRECTIONS

Leave Truro in a Northerly direction along the A39 joining the A30 at Carland Cross. Turn right following signs to Bodmin. Proceed passed the Fraddon exit and take the next exit signposted Highgate Hill towards Wadebridge. At the roundabout take the second exit into Indian Queens and proceed into the village and take the second exit onto Moorland Road. Follow this road and then take the right hand turning, signposted Blackacre. Proceed along this road and turn right where a Philip Martin For Sale board has been erected. The land can be found after a short distance on the left hand side.

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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CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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