



Land at Trewidland

**8.89 ACRES OF EQUESTRIAN LAND ON THE OUTSKIRTS OF TREWIDLAND
WITH MODERN STABLES AND FIELD SHELTER. MAINS WATER IS
CONNECTED**

FOR SALE BY PRIVATE TREATY

Guide: £170,000

DESCRIPTION

Jefferys are pleased to market this equestrian land with good road access with modern field shelter and stable block sat in 8.89 acres of land.

The land comprises approximately 8.89 acres (3.59 hectares) of gently sloping pasture land in two main enclosures. There are various posts in situ to create smaller grazing paddocks. There is good road access directly off the cross roads with ample parking/yard areas adjoining the stable block.

The land is all bounded by Cornish hedges and modern post and rail fencing. A new stock fence is present to the south.

The southern field is approximately 4.87 acres and would be ideal for grazing or to be retained for hay or haylage.

LOCATION

The land is positioned in a rural location on the edge of Trewidland conveniently placed for easy access to Looe, Liskeard and the main A38 roadway.

BUILDINGS

This briefly comprises (all sizes are approximate):-

Stable Block (2 stables and a tack room) – 10.65 x 3.45 (34'9" x 11'3") plus canopy.

Field Shelter (3 loose boxes) – 10.65 x 3.45 (34'9" x 11'3") plus canopy.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only.

SERVICES

Mains water is connected to a stand pipe. Field troughs and further underground piping will be required to make use of the pipe if the purchaser is not content with the stand pipe.

4 IBC containers catch rainwater.

There is a small array of solar panels and batteries to provide some electric.

TENURE

The property is freehold and will be offered with vacant possession upon completion.

WHAT3WORDS

Defaults.performed.hamsters.

DIRECTIONS

From Liskeard proceed along the A38 towards Trerulefoot. Take the turning for Looe at the Horningtops junction. Proceed along this road for approximately 1 mile and turn right towards Trewidland. Continue into the village and upon exiting the village, the land will be found in front of you.

VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400



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