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LAND BETWEEN LATCHLEY AND CHILSWORTHY LATCHLEY, NR GUNNISLAKE, PL18 9AX

PRICE GUIDE £100,000





A fabulous parcel of amenity land extending to about 7 acres, comprising rough grazing and bluebell woodland with a dilapidated outbuilding of about 355 sq ft.

TAVISTOCK 6 MILES, SALTASH 12 MILES, CALSTOCK 3 MILES, PLYMOUTH 17 MILES



## LOCATION

The land is situated on a quiet country lane close to the village of Chilsworthy and within the Tamar Valley Area of Outstanding Natural Beauty, the village has a popular village pub. The nearby riverside villages of Calstock and Gunnislake both provide for most day to day needs including a branch line railway station connecting with the main line at Plymouth. Calstock boatyard offers permanent moorings (subject to availability).

The classic Westcountry market town of Tavistock with its notable boutiques and delicatessens lies within easy driving distance. The town of Saltash has a Waitrose store on its northern outskirts. In 2006, the Tamar Valley which is designated as an Area of Outstanding Natural Beauty was given World Heritage Status. An extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturalists and naturalists and the wide expanse of the Dartmoor National Park and glorious Cornish coastline provide boundless leisure opportunities. The rugged and wild granite hilltop of Kit Hill Country Park, noted for its fascinating history and abundance of natural flora and fauna, extends to 400 acres of unspoilt countryside for the public to enjoy and lies 3 miles to the west.

The City of Plymouth includes a large and thriving University and has a long and historic waterfront with many cafes, restaurants and antique shops centred around the cobbled Barbican quayside. Plymouth also boasts a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferryport with regular crossings to France and Northern Spain. There is excellent schooling in the area with Kelly College and Mount House at Tavistock and also Plymouth College.



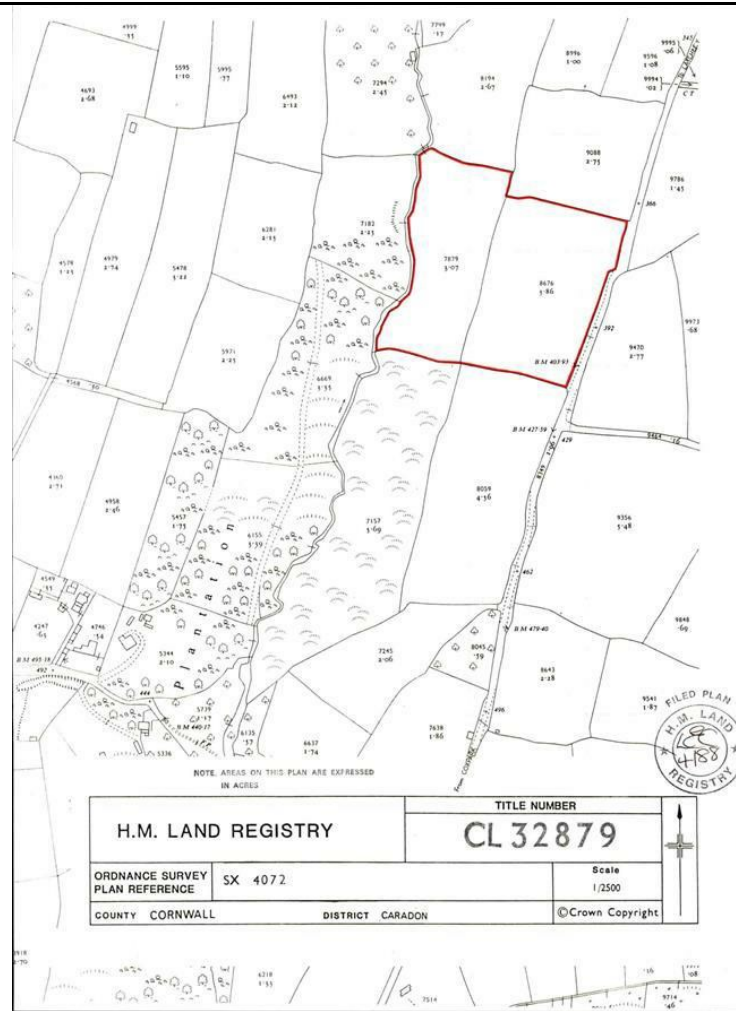


#### DESCRIPTION

The land extends to about 7 acres with the roadside enclosure being about 4 acres, gently sloping and comprising rough grazing which has the potential to be brought back into a pasture paddock. Within this enclosure there is a dilapidated outbuilding one section of which has a concrete base and measuring approximately 3m x 4.2m and 7m x 3.2m giving an overall of 33sqm or 355 sq ft. In addition there is a container of about 5.96m x 2.33m. The second enclosure extends to about 3 acres and comprises an idyllic parcel of sloping bluebell woodland providing a sheltered haven for an abundance of wildlife. A stream forms the west boundary.

The land is considered suited to a variety of uses including equestrian, smallholding, horticultural practices or other recreational purposes.

#### DIRECTIONS



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