



## Pasture Land and Stables, Trehaddle, Truro, TR4 8RN

Guide Price £200,000

An increasingly rare opportunity to acquire a parcel of pasture land amounting to approximately 6 acres, with gated approach, parking area and yard, together with stables and tractor shed with water and electricity connected. The fields are arranged in beautiful enclosed meadows, complete with a woodland walk - a piece of nature to call your own!

### Key Features

- Increasingly rare
- Enclosed, established tree-lined boundaries
- Woodland walk
- Water and electricity connected
- Parcel of land approaching 6 acres
- Gated approach
- Stable block and tractor shed
- Edge of village location

## **STABLE BLOCK**

12'0" x 12'0" (3.66m x 3.66m)

External measurements provided. A timber stable block with substantial concrete base, comprising three stables with power, water, and light. The third stable has most recently been used as a tack room and has timber double doors.

## **TRACTOR SHED**

35'11" x 12'0" (10.97m x 3.66m)

External measurements provided. A timber workshop with concrete hardstanding area to the front. Power, light, and water connected.

## **FIELD SHELTER 1**

11'10" x 7'7" (3.61m x 2.32m)

Timber field shelter with mono pitch corrugated roof.

## **FIELD SHELTER 2**

14'11" x 11'1" (4.55m x 3.38m)

A substantial timber field shelter with corrugated roof and five-bar gate.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water and electricity are connected.

### **VIEWING**

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Approximate boundary, for marketing purposes only  
and not forming any part of a contract.

