



**Approximate boundary - for marketing purposes only**



## Land at Little Treveddon, Ruan Minor, Helston, TR12 7LS

Guide Price £60,000

An opportunity to acquire 2 'fields' of approximately 3.3 acres in total, located in a beautiful rural position on the edge of Ruan Minor, approximately 1 mile outside the picturesque fishing village of Cadgwith. The gently sloping land is ideal for those looking for a piece of nature to call their own! The land has gated access from the road.

### Key Features

- 2 fields of approximately 3.3 acres in total
- Gated access from the road
- Located on the outskirts of Ruan Minor, on The Lizard Peninsula
- Sought-after position close to the picturesque village of Cadgwith







#### AGENT'S NOTE

There is access from the road, with a five-bar gate leading to the fields. A fenced right of way exists for the neighbouring land owner to access the adjacent field.

#### VIEWING

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

#### DIRECTIONS

From Helston, take the A3083 towards Lizard Village, passing RNAS Culdrose. Continue along the A3083 for approximately 5 miles turning left, signposted Kennack Sands and Ruan Minor. Continue for about a mile through the village of Ruan Minor, tuning left, signposted Kennack Sands and Kuggar. Continue past Treleague Dairy, taking the next turning left, where the land will be found on the left-hand side. What 3 words location BLOWN.EXOTIC.MUNCH.



