



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8989

Guide £35,000

Riverside land at Amalebra,
Nancledra, between St Ives and Penzance, Cornwall, TR20 8ND

FREEHOLD



Nestled in an idyllic, totally tranquil setting, within the Red River valley, a picturesque parcel of amenity land extending to 0.14 acre, with the babbling Red River running through the middle. Found within a few moments of the village of Nancledra, between Penzance and St Ives.



DESCRIPTION

A parcel of idyllic, tranquil riverside amenity land representing the ideal opportunity for its new owner to secure their own small slice of Cornwall, in an idyllic valley setting, equidistant between both the north and south Cornish coasts with St Ives and Penzance less than 10 minutes' drive each.

The land is not considered suitable for building purposes, but solely offers the opportunity for one's own usage or simply a tranquil, beautiful spot to escape to.

The parcel of land loosely comprises a five bar vehicular gate off a quiet country lane into a small grassed area and light woodland, with the Red River dissecting the 0.14 of an acre, with a timber footbridge across to the other side.

When leaving Nancledra, towards this parcel of land, it is found on the corner of a quiet junction and shortly after turning left sign posted Georgia, Embla and Amalveor, there is a layby pull in on the left hand side large enough for one vehicle.



LOCATION

Nancledra is an idyllic village, situated along the spine of Cornwall, equidistant between its two picturesque coasts, with immediate and convenient proximity to St Ives and all of its golden sand beaches, as well as the vibrant harbourside town of Penzance – both of which are approximately a 10 minute drive away.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR20 8ND.

SERVICES – N/A.

COUNCIL TAX BAND – N/A (see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding westbound on the A30, when you reach Crowlas turn right, sign posted towards Ludgvan and Nancledra. Proceed through Ludgvan and Ludgvan Churchtown and continue out into the countryside for a further 1 mile. Upon reaching the T-junction at Castlegate, turn right towards Nancledra. Proceed along this country road down into Nancledra itself and upon reaching the bottom of the hill, take the left hand turn sign posted Georgia, Embla and Amalveor. Proceed out on this country lane, passing Furze Croft on the left hand side and the entrance to the riverside parcel of land can be found on the opposite side of this lane through an impressive pair of granite gate piers with a granite carved sign reading Amalebra.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

For information only, not to form any part of a sales contract.



