

£250,000 Freehold



**James Carter**  
& CO ESTATE AGENTS



**Land At Carn, Carn, Stithians, Cornwall**  
**TR3 7AW**





## PROPERTY DESCRIPTION

We are incredibly pleased to have been chosen to market this stunning parcel of agricultural land that is positioned very close to the edge of Stithians reservoir. The land has been maintained very well by the current owners who have previously used it for grazing. The land has vehicular access via timber gateway from the main laneway that leads to the reservoir car park. The first enclosure of land then provides access to the adjoining six fields making seven fields in total. The fields are all separated by stone walling and can be accessed at various point via timber gateways.

As mentioned previously the position of this land is most usual, the views obtained over the reservoir are truly fantastic and really do allow this land to stand out against other similar areas of land for sale.

We as the agents will be more than happy to meet any prospective buyer to walk the land, discuss the boundaries and answer any questions that may arise.

## FEATURES

- Agricultural Land
- Approx 10 Acres
- Stunning Location Overlooking Reservoir
- Divided Into Seven Fields
- Vehicular Access From Laneway
- Far Reaching Countryside And Reservoir Views



**Directions**

From the village of Stithians proceed from the centre where there is Spar shop in the direction of the local school continue out of the village passing a converted chapel on your right hand side, shortly after this you will see a turning into your left signposted Stithians dam. Turn left here and follow the lane almost to the end and you will approach a cattle grid and the main car park for the dam. A short distance before the cattle grid you will see a small lane to right, this is the entrance way to the land. It is suggested that you park in the main car park and walk back towards the land if you are meeting a member of staff for an escorted viewing of the land.