

## TRENAY WOOD, ST NEOT, LISKEARD, PL14 6HX



**6.05 acres attractive woodland set alongside a by-road fronting the River Bedalder approximately half mile downstream from Pantersbridge midway between the villages of Mount and St Neot in Mid-Cornwall**

**A rare opportunity to acquire such an attractive parcel of land alongside a river in a quiet but accessible location.**

**Offers invited in the region of £40,000**

## LOCATION

Turn off the A38 at Halfway House Inn mid-way between Liskeard and Bodmin. After ¼ mile take the first left to Tredinnick. Pass through the farm and bear left when the road forks and carry on down to the River Bedalder. The property starts as you pass through the granite gate posts each side of the road and continues upstream to approximately 35 metres north of the Gauging Station by the For Sale sign.

Alternatively mid-way between the villages of Mount and St Neot take the narrow by-road running down alongside the river. Continue past the cottages and after ¼ mile you will reach the land alongside the Gauging Station.

What3words - uproot.task.roosters

## DESCRIPTION

A most attractive block of traditional woodland of principally beech and mixed hardwood which has been coppiced in the past rising up gently from the road to the fields above. The property includes the River Bank alongside and follows the River Bedalder or Warleggan River (a tributary of the River Fowey).

The Gauging Station and Weir are under the control of the Environment Agency for the purposes of measuring the river flow.

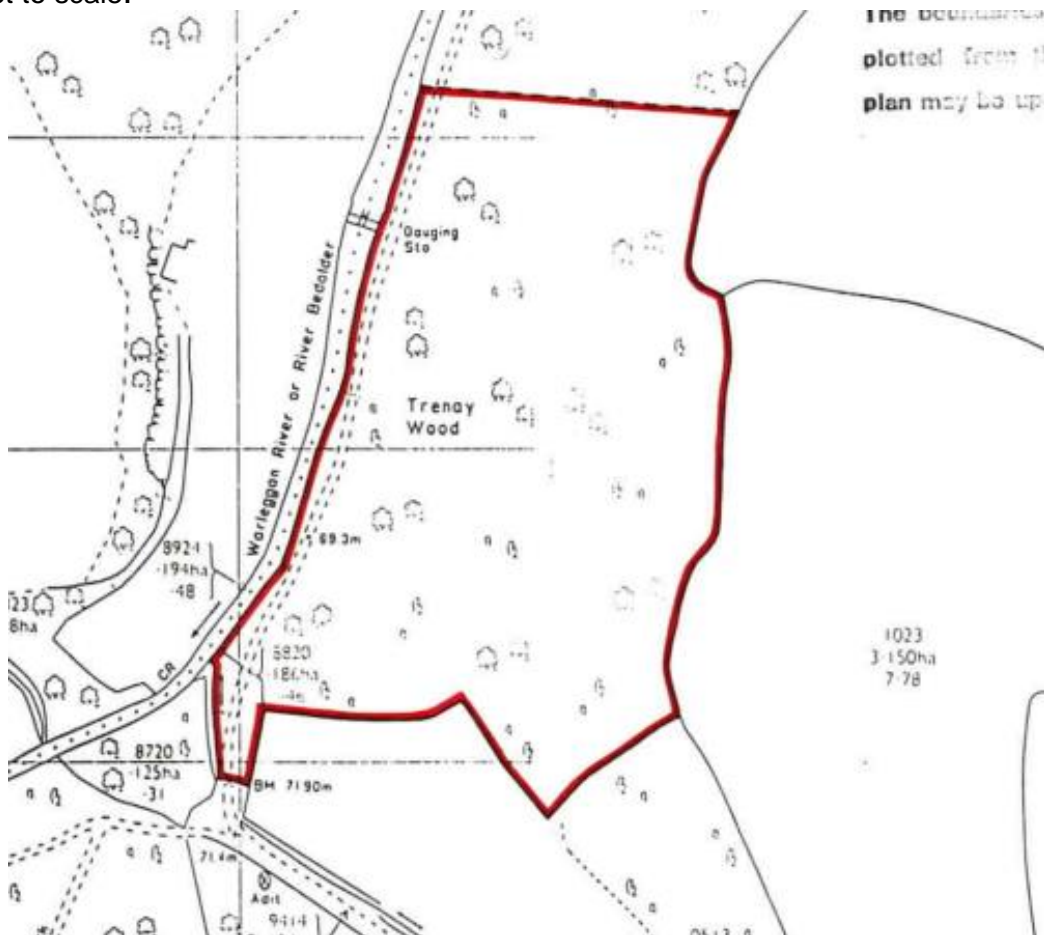
The owner has an agreement with the Fowey River Association which runs until 2028 preventing fishing from the river bank as part of the Draynes Spawning Sanctuary Project to conserve fish stocks.

Full details of these agreements are available from the Agents.

## VIEWING & FURTHER INFORMATION

The land may be viewed at any time. For any further information contact John Keast – [jkeastsurveyor@aol.com](mailto:jkeastsurveyor@aol.com) or 07721689382.

Plan below not to scale.



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