



Land at Frizparc
Tresmeer | Launceston



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Rare opportunity to re-establish a Shepherds Hut Business (STP) with circa 3.30 acres of wildflower enclosures with numerous native trees. Detached building with shower room with views towards Dartmoor. Close to North Cornish coastline and nearby moors.

Accessed off a quiet parish road is a parcel of land known as Frizparc. You approach the land through a 5 bar gate onto a parking area with access to the land. Approaching 3.30 acres Frizparc has 2 wildflower enclosures full of colour and interest. In recent years our vendors have planted a mixture of native trees including Ash, Blackthorn, Birch, Hazel, Hornbeam, Rowan, Oak, Wild Cherry and Willow against the deep natural hedged boundaries. There are walks among the trees creating interest and somewhere to enjoy the abundance of wildlife there area has to offer. The field has been specifically planted with perennial wildflowers which comes into its own in Spring and Summer.

Our vendors in the past successfully developed a Shepherds huts holiday business. The shepherds hut has now subsequently been removed but a prospective purchaser could easily site a new one attaching it to the off grid services. Some fantastic views are enjoyed towards Dartmoor National Park in the distance. Nearby is a detached building with compost toilet, kitchen, shower room, plant room and storage room. There are 4 PV panels producing 500 watts which is fed into a small battery. There is also solar thermal panels plus an LPG boiler housed in a metal cabinet. Finally the site is attached to mains water. A prospective purchaser must establish what planning permission if any is required.



Services

Mains water, Photovoltaic Panels provide electricity, Solar Thermal system provides hot water with LPG gas back up and Compost Toilet

Situation

Tresmeer is a peaceful rural hamlet located approximately 8 miles from the market town of Launceston. There is a Primary School in Egloskerry with a further range of other amenities in Launceston including supermarkets, a range of schools and a thriving town centre. The property also offers good access to the North Cornish coastline with its stunning panorama and lush beaches.

Directions

Leaving Launceston via St Stephens Hill and at the top of the road and take the left hand turning to Egloskerry and follow the road as it naturally leads into the village, drive out the other side and continue straight on towards Tresmeer. After about 2 miles turn right signposted Treburtle & Tremaine where the field entrance will be seen on your left hand side.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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