

FOR SALE



Barn Conversion & Development Opportunity



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- PLANNING PERMISSION
- APPROX 1 ACRE OF LAND
- STUNNING VIEWS

ONE BEDROOM CONVERTED BARN WITH PLANNING TO CONVERT A LARGER BARN INTO A 4 BEDROOM FAMILY HOME + 1 ACRE OF LAND

ONE BEDROOM CONVERTED BARN WITH PLANNING TO CONVERT A LARGER BARN INTO A 4 BEDROOM FAMILY HOME.

A rare opportunity to purchase a part completed development project of two stunning stone barns set in close to an acre of land and surrounded by astounding countryside.

The conversion of the smaller barn into a one bedroom single storey property has recently been completed to an exceptional standard and features a brand-new roof, beautifully pointed stonework, double glazed windows, a vaulted ceiling and quality fittings throughout.



The larger barn (actually two adjoining barns) has detailed planning permission to be converted into a 3 / 4 bedroom double storey main residence. (Planning no: PA18/ 04540)

Additional features of the development project are;
 A recently completed detached double garage with useful loft room above.
 Extensive driveway with ample parking and turning area.
 Raised terrace with a 28ft caravan in situ, ideal for housing builders working on the property.
 Fully enclosed, gently sloping expanse of lawn in front of the property with a variety of fruit trees, a poly tunnel, vegetable plots and a log store.
 Stone building materials already on-site to be used in the development.
 Breathtaking countryside views all around.

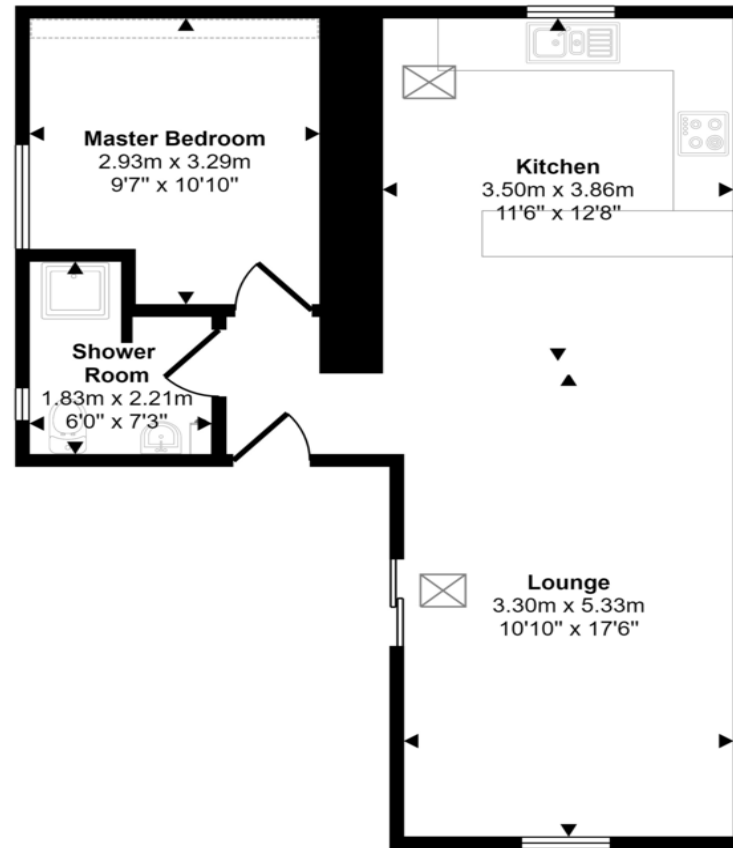
Altogether this is a wonderful and exciting development opportunity for someone looking to create their own rural idyll in the heart of the Cornish countryside. Viewing is essential!

To view the planning application / permission please copy and paste the following into your browser:
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8Q8PTFGJN100>

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Approx Gross Internal Area
50 sq m / 534 sq ft



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