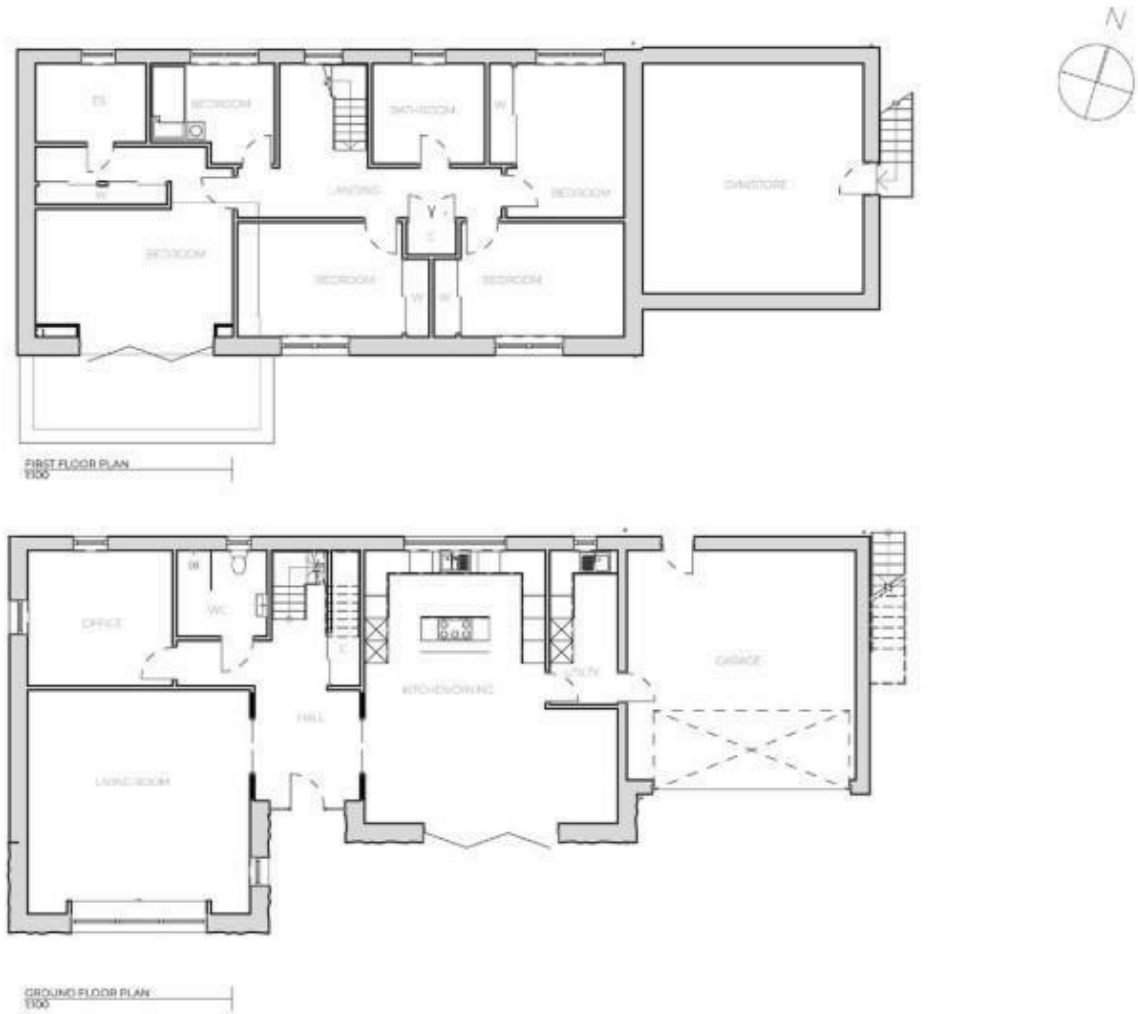


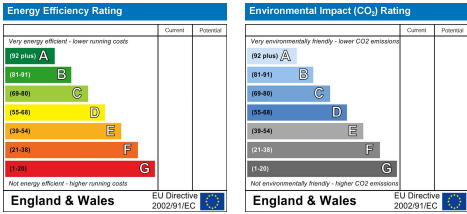
GREENBOTTOM, NR. TRURO



KEY FEATURES

- Detailed Planning Permission
- Large Detached House
- 3,400 Square Feet
- Five Bedrooms
- Master En Suite
- Two Receptions, Gym
- Kitchen/Dining Room
- Bathroom & Cloakroom
- Double Garage
- Large Garden

ENERGY PERFORMANCE RATING



CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



BUILDING PLOT, GREENBOTTOM, CHACEWATER, TRURO, TR4 8QN

BUILDING PLOT WITH CONSENT FOR A SPACIOUS DETACHED HOUSE JUST THREE MILES FROM TRURO

In a very private setting within the hamlet of Greenbottom on the western side of Truro between Threemilestone and Chacewater. Planning consent for a very large detached moderns house extending to 3,400 square feet (316 square meters)

Large south facing gardens and far reaching rural views.

Proposed accommodation: Five bedrooms - master en suite, kitchen/dining room, living room, office, utility, cloakroom and bathroom. Double garage with gym over with potential to create additional accommodation or possible annexe. Mains services on site.

A very rare opportunity to purchase a large plot close to Truro.

GUIDE PRICE £250,000

GENERAL COMMENTS

This is a very exciting and increasingly rare opportunity to purchase a building plot in a very private position with large enclosed gardens. The location is very convenient being within Greenbottom which is on the western side of Truro between the villages of Threemilestone and Chacewater.

The plot forms part of the very large gardens of Hayes Barton which is a very stylish detached house that has been extended and renovated by the current owners where they will continue to live. Each property will retain complete privacy and a new private driveway will be constructed by the purchasers of the plot which will be an impressive entrance into the new dwelling.

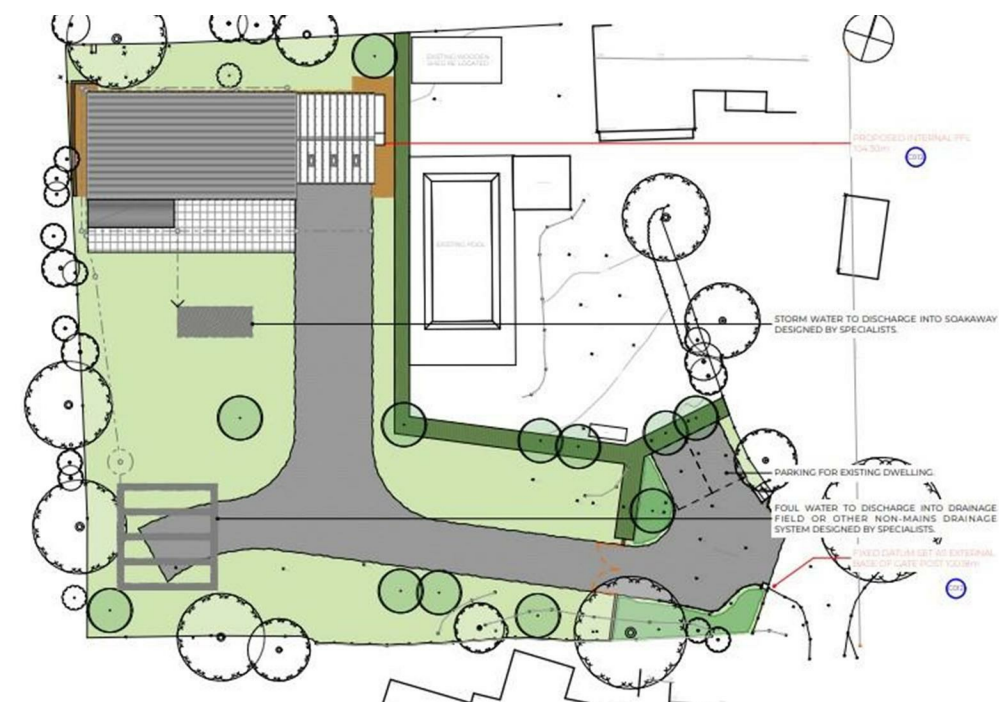
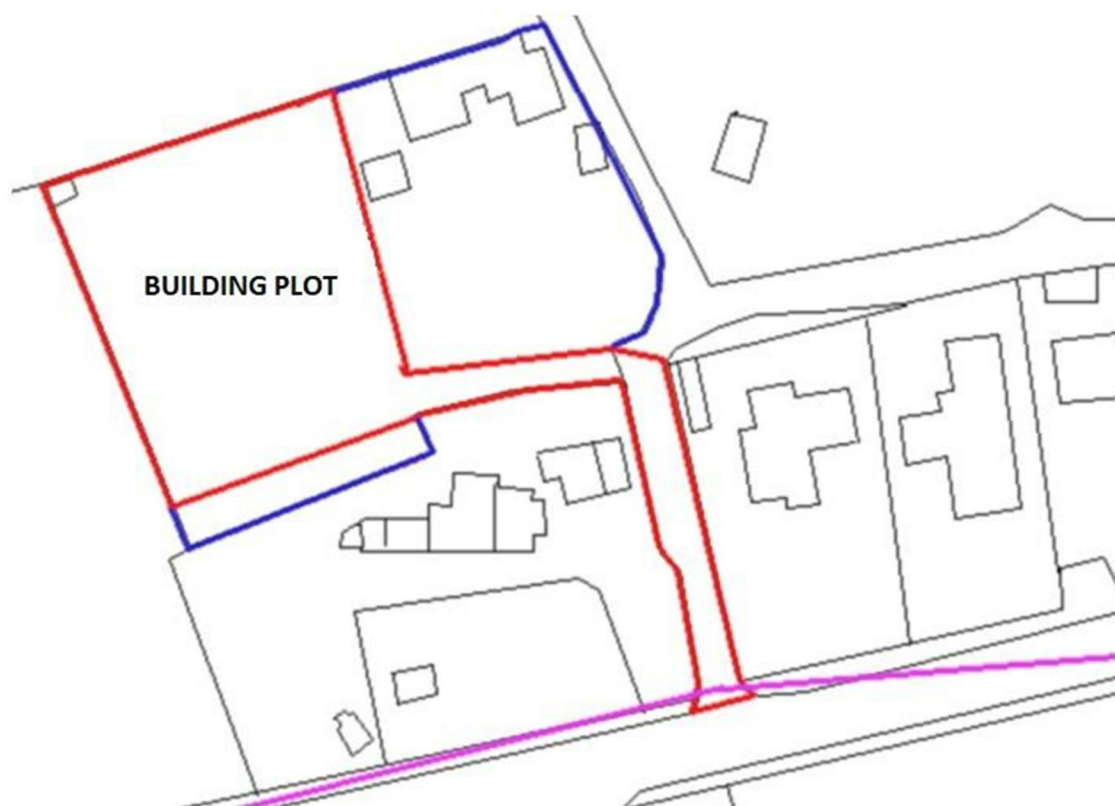
PLANNING PERMISSION

Detailed planning permission was granted by Cornwall Council (Reference PA24/09113) on the 5th March 2025 for a new self-build dwelling. The consent is for an impressive detached architect designed modern house extending to approximately 3,400m square feet (316 square meters). The proposed accommodation is for five bedrooms and bathroom on the first floor, the master will have an en suite. The ground floor will have a large living room, kitchen/dining room, office, cloakroom, utility and

integral double garage. External stairs will lead to a huge gym above the garage but this could easily be additional accommodation if required. Outside is a large front garden currently lawn that will be perfect for children and pets and enjoys a sunny south facing aspect. The plot backs onto fields and enjoys far reaching countryside views from the front. Further details are available from the sole agents.

LOCATION

Greenbottom is within easy reach of the villages of Chacewater and Threemilestone which each have a pub, post office, convenience store, and independent bakery. The villages surrounding Chacewater owe their history to Cornwall's important and prosperous mining heritage and the fine Georgian houses in the area reflect this. Truro, Falmouth and Redruth form a triangle in which Greenbottom is on the northern edge, just four miles to the west of Truro city centre, making for an easy commute to work and school. Private and public schooling along with Truro College, Treliske and The Duchy Hospital are all within an approximate two mile drive. Communications are excellent with the A30 two miles to the north and mainline railway stations at both Truro and Redruth.



SERVICES

It is believed that mains water, electricity and drainage are very close by. Purchasers will need to satisfy themselves of this prior to exchange of contracts.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Leave Truro travelling west on the A390 taking the left turning for Chacewater at the Threemilestone traffic lights (by the park and ride). Bear right at the next set of traffic lights and continue along this road for approximately quarter of a mile. Look out for a turning on the right hand side up an unmade lane between properties Fir View and Sunnyside Cottage that have signs on the road. Follow the lane and the entrance into the plot is on the right through wooden gates next to the property Hayes Barton.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

