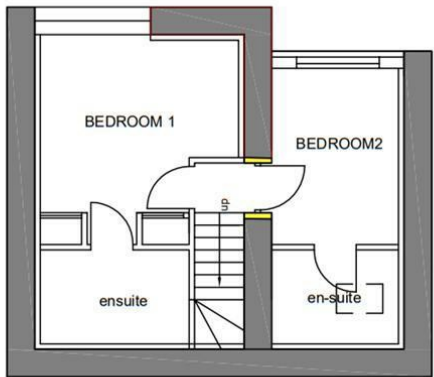
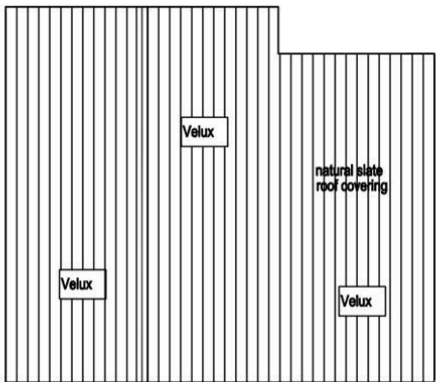


TREGONY



FIRST FLOOR PLAN

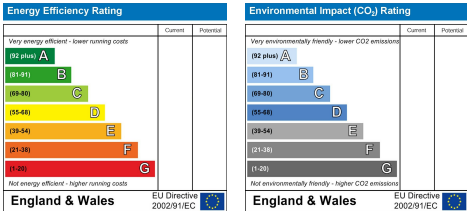


ROOF PLAN

KEY FEATURES

- Ideal Small Holding
- Proposed Accommodation
- Open Plan Living Area
- Fabulous Block Built Stables
- Hay Barn
- Traditional Stone Barn
- Two Bedrooms - Both Ensuite
- Kitchen
- Three Stables
- Four Acres

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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SPRINGFIELD BARN, TREGONY, TRURO, TR2 5RU
BARN FOR CONVERSION WITH SUBSTANTIAL STABLES AND APPROXIMATELY FOUR ACRES

A traditional stone barn with planning consent to convert into a two bedroom dwelling. Proposed reverse level accommodation to make the most of the rolling countryside views:
Two double bedrooms both with ensuite facilities to the ground floor.
Open plan living space with sitting area, dining room and kitchen on the first floor.
Substantial block built L Shaped building with three stables, hay barn and tack room.
A very rare opportunity.
Freehold

OFFERS OVER £240,000

GENERAL COMMENTS

This is a wonderful and increasingly rare opportunity to purchase a residential development opportunity comprising a traditional stone detached barn sitting in almost four acres of land. Planning permission has been granted for conversion into a two bedroom residential dwelling with magnificent countryside views across the river Fal and beyond. The barn sits in the corner of the gently sloping pasture field and a road has been constructed that leads up to the substantial block built stables. The building comprises three stables, hay barn and tack room.

Conveniently located on the edge of Tregony village, the property is ideal for equestrian use and hobby farming and is within walking distance of Tregony village and within a short drive of sandy beaches of the Roseland Peninsula.

LOCATION

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools

are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months.

The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

THE TRADITIONAL STONE BARN FOR CONVERSION

Originally a traditional stone barn, planning permission was granted by Cornwall Council Reference Number PA18/08630 on the 5th November 2018. The approved plans make the most of the rural views with reverse level accommodation. The proposed accommodation includes two double bedrooms, both with en suites to the ground floor and an open plan lounge/dining/kitchen area on the first floor. In all the space provides approximately 72 square metres of living accommodation.



PLEASE NOTE: The clients have a certificate of Lawfulness for "existing trench containing sewage drains, the provision of a new vehicular access and road" therefore a lawful material commencement of building has commenced and this has been acknowledged by Cornwall Council on 21 June 2022 (Ref PA22/05690). The planning permission will not now expire.

THE STABLES

Planning was granted in summer 2022 for the erection of a single storey stable block with stabling for three horses with a separate hay store and useful secure tack room/food area. The building is now complete and the roof has box profile sheeting with anti drip sheets. The stables are fitted with equine rubber matting and have individual water troughs (mains water not connected).

THE LAND

The land is currently grazed by sheep and is mature pasture. It extends to approximately four acres and is gently to steeply sloping enclosed within mainly natural hedge boundaries. A post and wire fence was installed three years ago to the majority of the field with the stream along the lower boundary left open.

SERVICES

Mains electricity is connected. Mains water is located adjacent to the main road but not currently connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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

The property is easily located and when travelling over Tregony bridge along the A3078 road towards St. Mawes the entrance will be found up the hill on the left hand side where a Philip Martin board has been erected.

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.

