

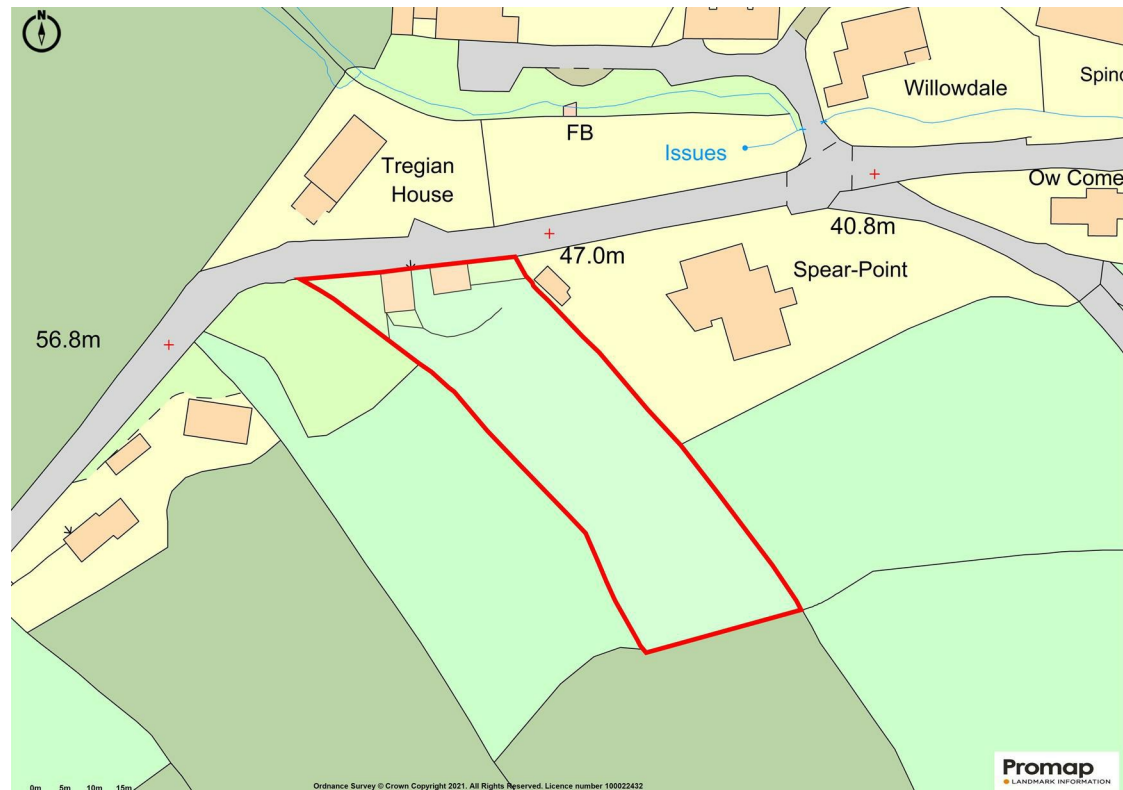


CARPENTERS SUNNY CORNER

PORTLOE, TRURO,
CORNWALL TR2 5RB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



CARPENTERS SUNNY CORNER

PORTLOE, TRURO,
CORNWALL TR2 5RB

Best and final offers by 5:30pm on Monday the 21st of June
2021

TWO BARNS WITH HUGE POTENTIAL, PARKING &
GARDENS

Set on the edge of Portloe and with just under half an acre of
woodland gardens rising up behind with a distant sea view.

A very rare and unique opportunity in such a special geographic
location.

There is off road parking for one car at present with scope for
two or more.

GUIDE PRICE £250,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

BEST AND FINAL OFFERS

Best and final offers by 5:30pm on Monday the 21st of June 2021.

GENERAL COMMENTS

Carpenters is offered for sale for the first time in almost 45 years. This is a truly unique opportunity to purchase two detached barns with space for parking a car and approx half an acre of woodland gardens from which there is a distant view of the sea as well as village and countryside views to the east and west.

As the name suggests carpenters was previously used as a carpenters workshop however the barns have remained redundant since the 1970's and although our client had always intended to convert the barns into a residential dwelling and had even obtained planning permission (which has since lapsed) unfortunately they are now offered for sale due to ill health.

Our client who is a former architect had drawn plans to link the two barns into one dwelling however a potential purchaser will no doubt look to create their own unique property (subject to any necessary consents originally approved in 1978).

There are no planning permissions at present and any prospective applicants must make their own judgement regarding the likelihood of future development or renewal of planning approval 3/76/015911.

Carpenters are in an area of outstanding naturally beauty but just outside of the Portloe conservation area.

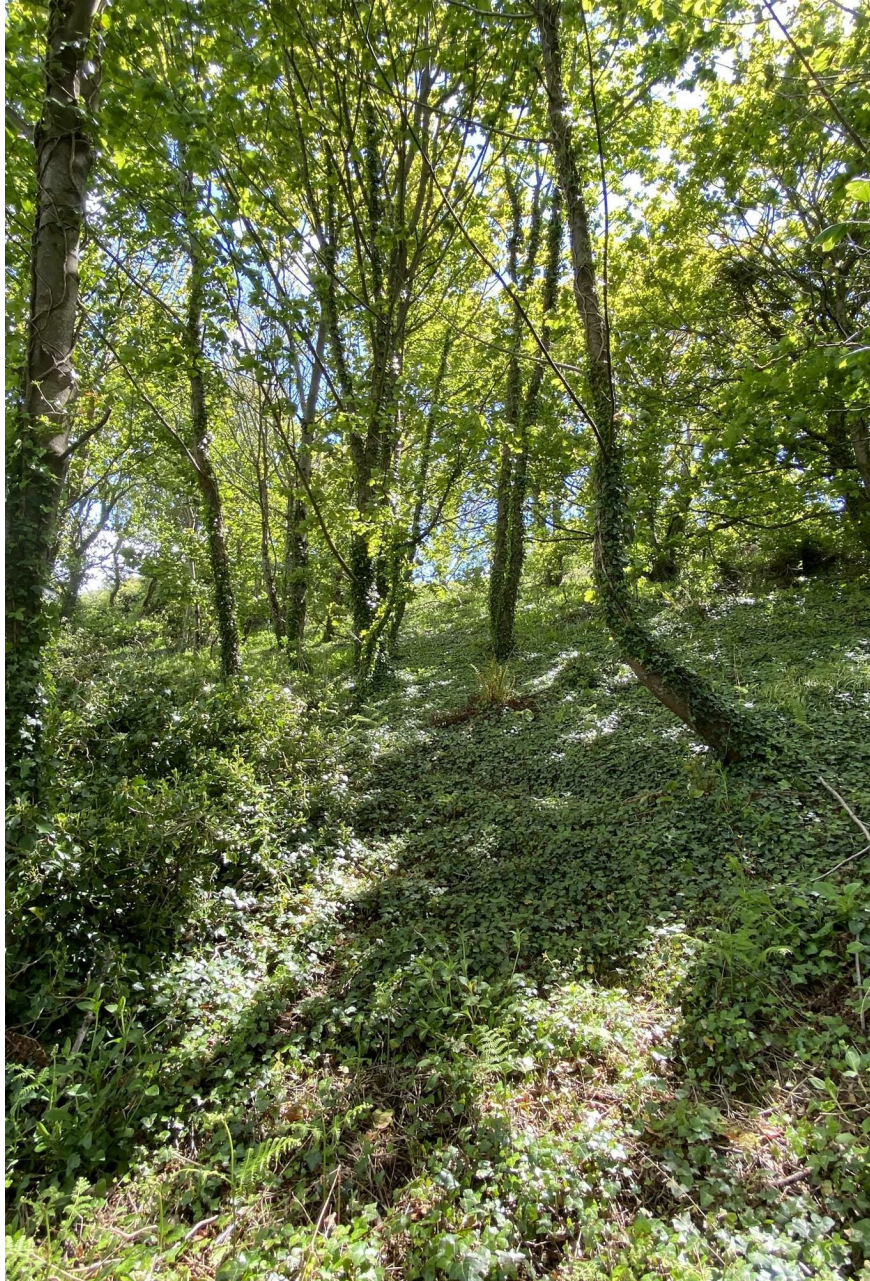


PORTLOE

Portloe is one of the "jewels" of the Roseland Peninsula. It has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a delightful small harbour still used by local fisherman

but with the industry now sadly concentrating on crabs and lobsters. Not surprisingly most of the village has been declared a Conservation Area and there are many listed buildings.

Local facilities include a pub, church, car park as well as the Lugger Hotel, a bus service runs



throughout the year and the larger village of Veryan is about two miles away. Here there is a pub, church, primary school, post office/general store, as well as a social/sports hall with indoor bowls and tennis courts.

Much of the land in the area is owned and protected by the National Trust and the clifftop walks in the immediately vicinity are exceptional. The nearby Carne and Pendower Beach is also a favourite with local and visitors alike. The Nare Hotel is located above Carne beach. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

PLANNING

There have been no planning applications made in recent years and therefore prospective purchasers will need to satisfy themselves regarding the potential for appropriate development, and make any necessary investigations with the relevant authority.

SERVICES

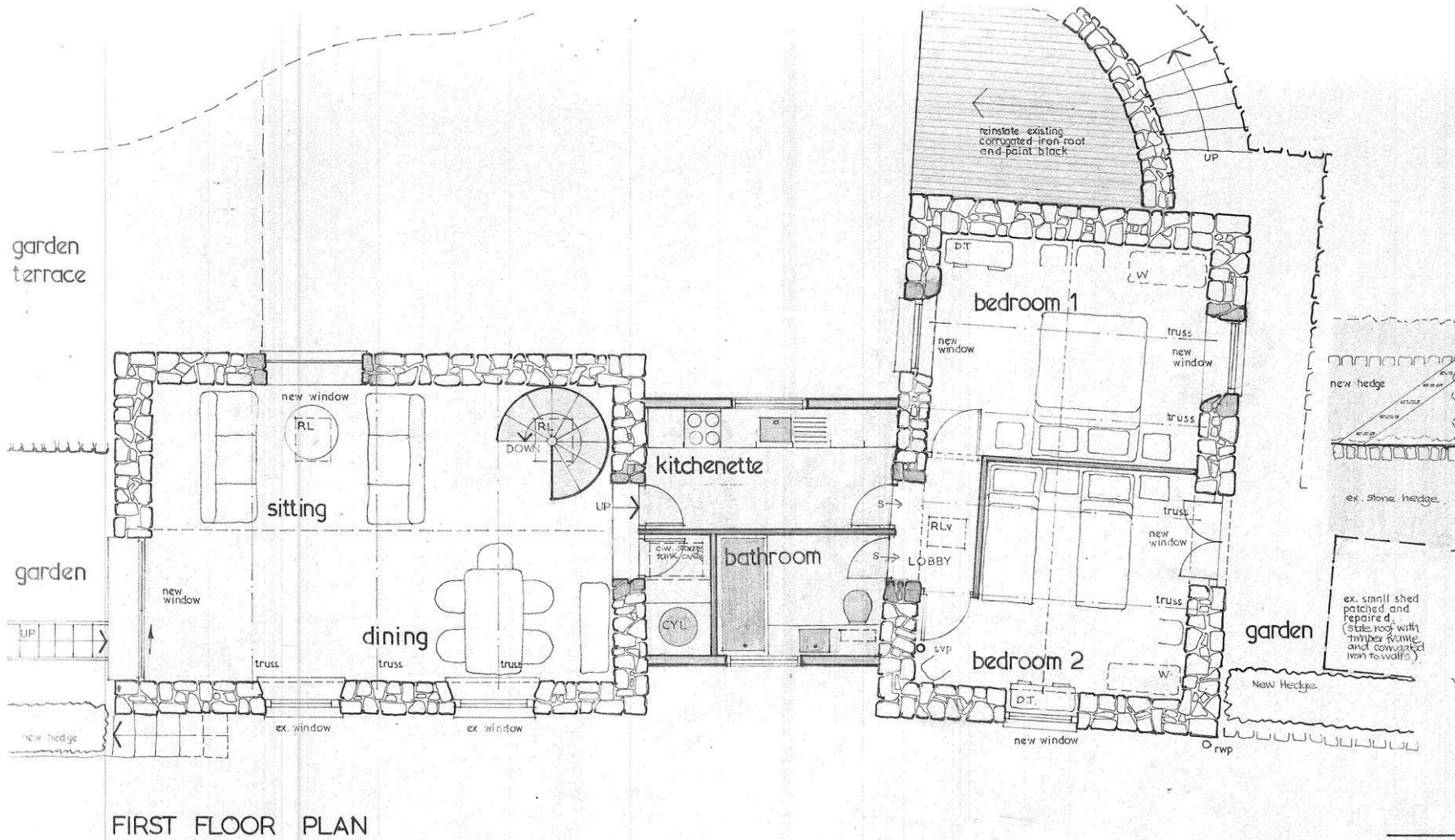
Electricity is connected to the barns however all other services are not connected and prospective purchasers will need to make their own enquiries to the relevant providers. Further information on services are available via the agents.

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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