

**FOR SALE**



**Barn Conversion & Development Opportunity**  
**Guide Price £525,000**

  
**MARTIN&CO**

# Barn Conversion & Development Opportunity

Guide Price £525,000

- 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.

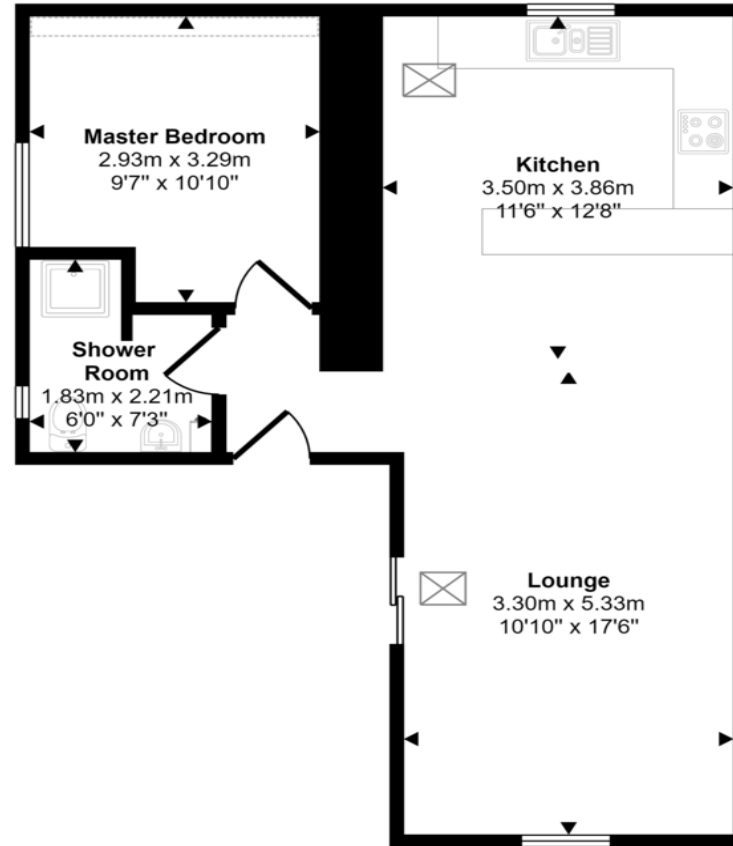
Altogether this is a wonderful and exciting development opportunity for someone looking to create their own rural idyll in the heart of the Cornish countryside. Viewing is essential!

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



## Martin & Co Falmouth

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