



Barn for conversion, Trelil Lane, Budock Water

Guide Price £180,000



**Heather & Lay**  
*The local property experts*



#### THE OPPORTUNITY

Building plots, or development opportunities like this, are very rare and increasingly difficult to find; certainly we have not sold anything like it for several years. This barn, with detailed planning permission to convert to a detached four bedroom dwelling, lies in an uplifting, unspoilt country setting just a five minute walk to Budock village pub and shop, and less than 3 miles to Falmouth town, harbourside and beaches.

Council Tax band: TBD

Tenure: Freehold

- Detached barn for conversion & development
- PA23/04890 for conversion of barn to dwelling (approved)
- PA24/08604 for loft extension & creation of detached garage (approved)
- Delightful rural setting on the edge of this popular village
- 4 Bedroom accommodation
- Master bedroom en suite
- Adjoining countryside
- Double garage
- C.I.L. (Community Infrastructure Levy) payment £20,177.08
- Falmouth 2.7 miles

#### AGENTS NOTE:

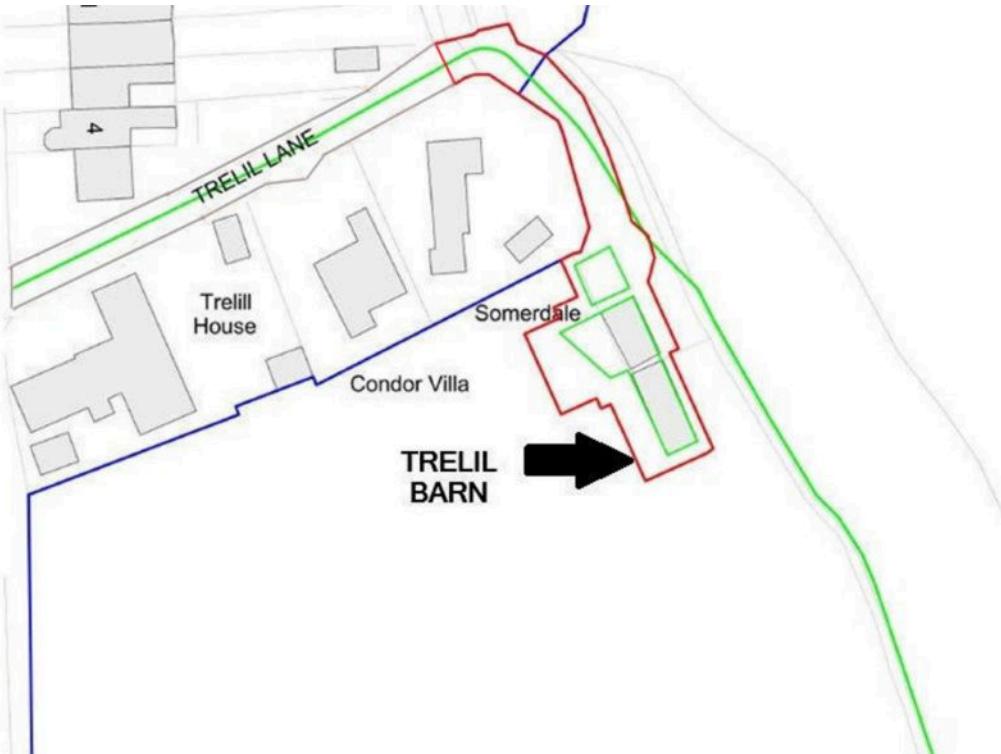
The site has been staked to indicate the plot size. The Barn has right of access over the Lane to enter.



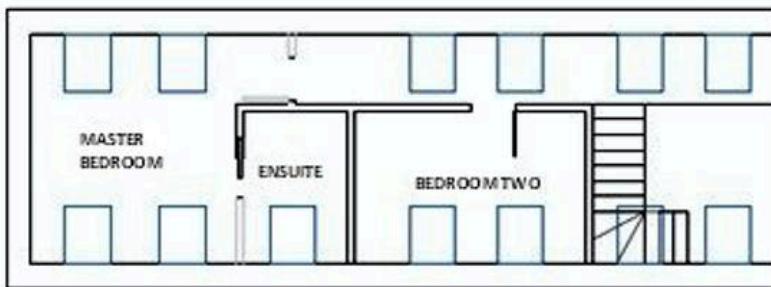


#### THE LOCATION

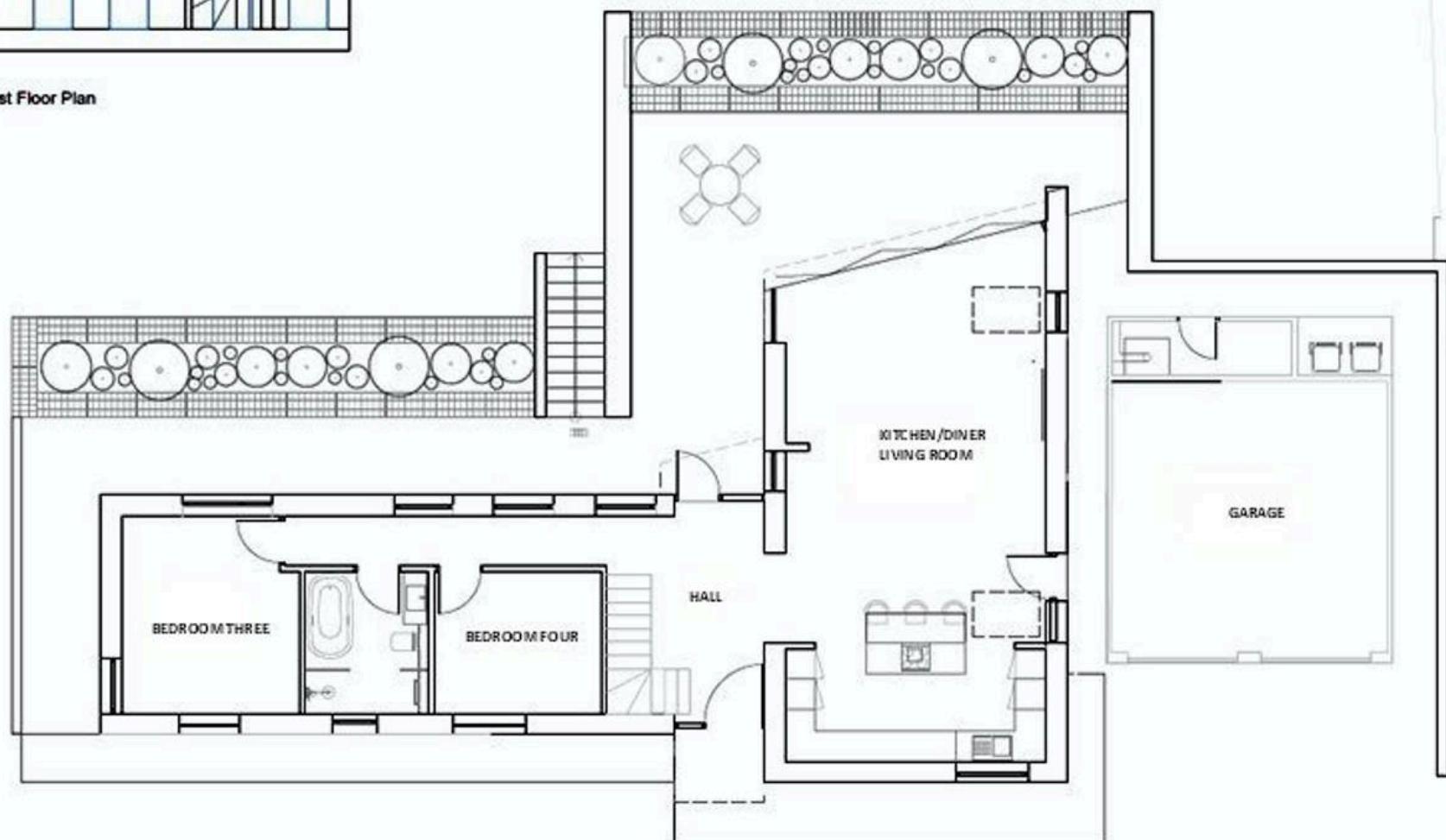
Trelil Lane lies on the outskirts of Budock Water village, off the country road that leads to Mawnan Smith village and the Helford River beyond. Trelil Barn is situated at the bottom of the Lane, bearing right, where the barn and development site is tucked into the corner of the adjacent field. It is a delightful and unspoilt rural setting next to fields and countryside, yet just a few minutes walk to the village centre. Budock Water has a population of about 1200 with an active community and good everyday facilities which include an excellent shop and popular Treloarren Arms pub, CJ's Sanctuary restaurant, Anglican church, numerous clubs, societies and a bus service. There is a lovely walk leading on from Trelil Lane, which is a bridleway, through the countryside to Maenporth beach and the southwest coastal path. Falmouth town and harbourside is about 2.7 miles away and has an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink.







Proposed First Floor Plan



Proposed Ground Floor Plan



## Heather & Lay

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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