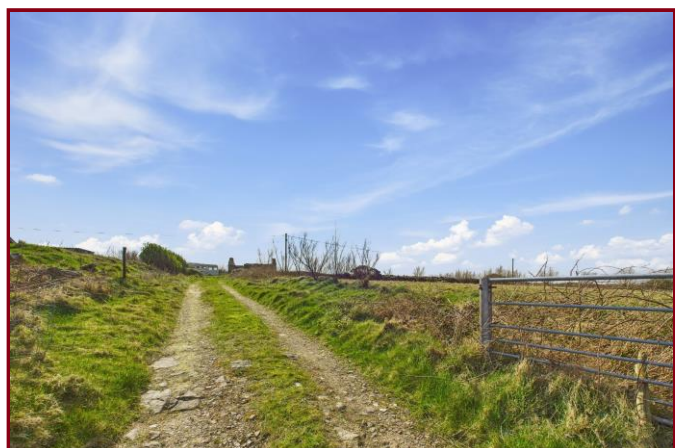




MAP estate agents
Putting your home on the map

**Carnkie,
Helston**

Guide Price £175,000
Freehold





**Carnkie,
Helston**

**Guide Price £175,000
Freehold**

Property Introduction

A plot that extends to 1.73 acres with planning permission for a barn conversion to create a single dwelling.

The existing building will be converted into a one bedroom home with an extension added to provide additional space.

A caravan is proposed to be sited to allow the applicant to live on site and convert the building.

The building plot is located within the open countryside outside of Carnkie and has rural views with an open outlook over farmland and Stithians Reservoir. The building plot has its own independent entrance.

For the original planning details please visit Cornwall Council Planning Portal – reference PA24/02004.

Location

Located on the outskirts of Carnkie - a small village close to Stithians Reservoir and approximately two miles to the south west of the village of Stithians, where you will find day to day amenities including a village shop/Post Office, doctor surgery, rugby club, cricket club and local pub, all within an approximate five minute drive. Stithians Reservoir is situated a short drive away and offers a range of water sport activities and lakeside walks to visitors. The port of Falmouth, which is approximately eight miles distant, has an excellent range of both local and national shopping outlets, commercial and leisure amenities, including safe sandy bathing beaches, the National Maritime Museum, numerous restaurants, sports and sailing clubs; in particular, the marina and Royal Cornwall Yacht Club from which can be enjoyed with the unrivalled day sailing waters of the Fal Estuary which are widely recognised as the best in the country.

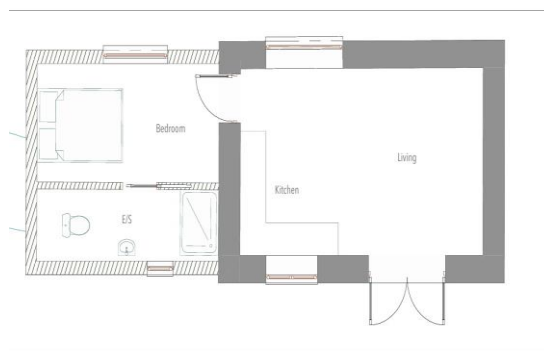
The South Cornish coastline with the beautiful South West coast path is within easy reach, as are the northern banks of the unspoilt Helford River. Golf courses are available at Budock Vean, Falmouth and Mullion. The cathedral city of Truro, the administrative and cultural heart of Cornwall, is approximately twelve miles distant and features a golf course, commercial centre with main theatre venue, the Hall for Cornwall and a mainline Railway Station with direct links to London Paddington and the north of England.

SERVICES

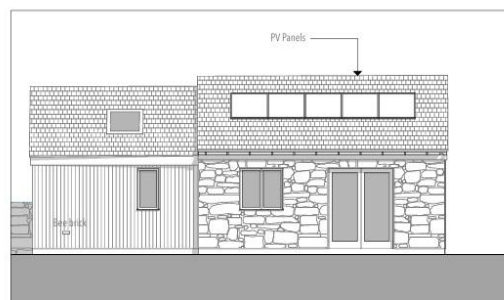
We believe that water is connected within the road and electricity is within the field. Private drainage would need to be created.

DIRECTIONS

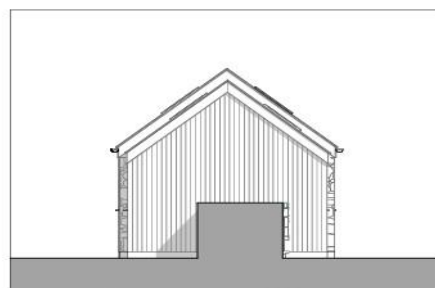
From Helston head out on the A394 Falmouth Road for approximately six miles passing through Trewennack, until reaching Rame. As one enters Rame, passing the Halfway House public house on the left-hand side, take the left hand turn immediately before the Rame Post Office and Stores. Descend downhill and at the triangular junction at the foot of the hill turn left. Continue along this road and up the hill approaching Carnkie for approximately half a mile. As one approaches the village take a right-hand turn (signposted for Redruth and Stithians Reservoir) and after a short distance the road bends around to the left where the plot will be found on the left-hand side. If Using What3Words:pounces.blushed.destiny



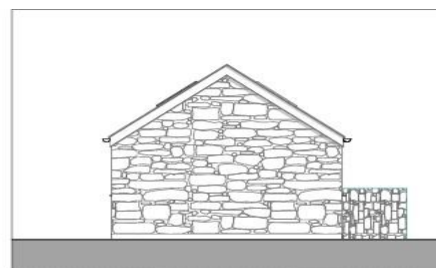
Ground Floor Plan
1:50



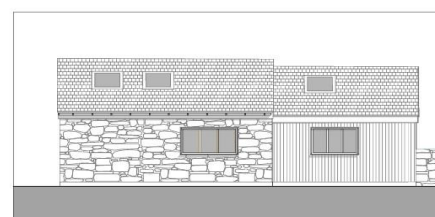
South Elevation
1:100



West Elevation
1:100



East Elevation
1:100



North Elevation
1:100



MAP's top reasons to view this home

- Level plot of 1.73 acres
- Countryside views
- Views towards Stithians Reservoir
- Planning Application PA24/02004

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.