



PENHALLOW BARN, TREWITEN MOOR, STITHIANS, TRURO, TR3 7DU

£795,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

BEAUTIFUL COUNTRYSIDE VIEWS, CLOSE TO POPULAR VILLAGE OF STITHIANS

NEW BUILD TWO BED 'BARN' CONVERSION WITH PLANNING PERMISSION TO EXTEND

SET IN C.1.05 ACRE OF WELL PLANTED AND MAINTAINED GARDENS AND GROUNDS

WORKSHOP BUILDING (36 SQ M), POSSIBLE ANNEXE / HOLIDAY/LET (STPP)

EPC : A 107

LOCATION:

Penhallow Barn at Trewithen Moor is situated in a peaceful rural location on the outskirts of Stithians, which is ideally located between the Cathedral City of Truro and the busy harbour and University Town of Falmouth, making this an ideal and tranquil base for both north and south coasts.

Stithians is approximately a mile away and is a well serviced sizeable village, with a doctors surgery, shop, post office, church, school, public house and tennis courts and which is well known across the County for its one day annual Agricultural Show, held in the summer.

PROPERTIES:

'Penhallow Barn' : Full residential consent. Constructed in 2016 / 2017, timber frame, wood clad on a concrete base, with a zinc roof and underfloor heating, double glazed aluminium casement windows and doors, air source heat pump and air recovery system to all rooms, this is a superb new build 'barn', having been on the site of a former agricultural building.

Open plan Seating, Dining and Kitchen Area : A beautiful relaxing and entertaining space with windows to one side and door, sliding 3 door bifold system to the front leading to patio and deck, affording far reaching country views. Multifuel burner 'Nordpeis', on a glazed hearth. Built in 'Pianca' home entertainment unit (available by negotiation). The real feature of this area is the large worktop ('Unistone' Bianco), with sink and drainer, boiling hot water tap and built in storage units. In the kitchen is an induction hob ('NEFF'), dishwasher and fridge freezer. Skylight and exposed ceiling beams. Electric blinds.

Plant Room : Thermal store tank for hot water and associated machinery/pipework connected to heat pump.

Bedroom 1 : Kingsize, two corner windows with views, built in wardrobe and TV point. Electric blinds.

Bedroom 2 : Double, window to rear, space for wardrobe/hanging, TV point.

Shower Room : Double walk in shower, low level wc, built in hand basin with mirror and spotlights. Skylight.



PROPERTIES (continued)

Penhallow Barn Garden : The gardens are well planted and offer privacy. To the front is a decked area, leading to a lawn area to the side where there is a wood fired 'Ofuro' hot tub, two outside electric points.

'Petal' (Shepherds Hut) : All year holiday use. Placed in 2022 a 16' model Pumphrey & Weston hut on a concrete base, with integral mains connected wc, hand basin and shower. An open plan living and seating area with electric hob, fridge, woodburner and a separate shower with heated towel rail/ wc. A real delight is the oak barrel roof and quality of fittings, including a Belfast sink and oak worktops.

Garden area to the front, with fire pit and hammock, again with much privacy for guests, with a screened area housing a roll top bath, which is connected to a hot and cold mains water feed.

'Forget Me Not' (Glamping Pod) : All year holiday use. operational from April 2023, a bespoke building timber frame and wood clad on a concrete base, with integral mains connected wc, hand basin and shower 3.74m x 3.67m, with part 'first floor' area for sleeping. A beautifully designed and constructed building which has a lot of character and function, a modern feel finish with birch ply timber interior cladding. Space for preparing food, dining and relaxing with a ladder to a raised sleeping deck. Electric hob and fridge. Separate shower and WC, with heated towel rail. Wood burner and double glazed units.



Garden area to the front, with fire pit and hammock, again with much privacy for guests, with a screened area housing a roll top bath, which is connected to a hot and cold mains water feed.

'Blossom' (6 Feet circular Bell Tent) : Due to be located in a new area of the site with stone gabien walling and set on natural matt flooring, this will be a new addition to the income stream for the 2024 season. The users of this unit will use the shower and cooking / washing facilities housed within 'The Workshop', see below.

'The Workshop' : Workshop and Premises completed in 2017, timber frame and wood clad on a concrete base used as a workshop (for the flower farm part) comprising an office, store and kitchen/wc with washing machine and tumble dryer points for the bell tent guests.

Approx. 6.28m x 3.90m, window to rear and large electric roller shutter to front. Woodburner. Plus 4.68m x 2.66m, comprising kitchen, laundry and shower room / wc. Separate door to front.

Currently operating as a floristry studio, home office and workshop, given the location and build specification it is considered this building would make an ideal holiday let, by conversion of the main area into a living / bedroom, this would of course be subject to a Planning Application on behalf of a new owner. We are advised this building has been built to residential standards.

**OUTSIDE & GARDEN AREAS :**

The site has been thoroughly laid out and screening and hedging has been planted to give the main dwelling and each guest privacy.

Established orchard and dog proof garden.

Pond area : The lowest part of the site with a pond which is fed off a stream. Currently used for garden refuse.

Recreational area for guests to enjoy on the upper part / middle of the site.

'Flower Farm' : An area which has been professionally prepared comprising a drip irrigation system with timer on matting and caterpillar tunnels, for the propagation of flowers / plants.

Polytunnel area : Placed in 2020, measuring 33 feet x 21 feet, with a drip irrigation system on a timer and matting with electric and benching.

Storage Container : 20 feet x 8 feet, with power and light connected.

Ancillary storage areas behind workshop and to side of container.

Parking and Driveway : Double gate opening onto gravelled parking for 8 to 10 cars for owners and guests.





SITE AREA AND TITLE:

Site extends to c. 1.05 acre overall. Title Number CL79910 advised no Public Rights of Way, Restrictive Covenants or Easements over the land.

METHOD OF SALE:

Private Treaty.

PLANNING PERMISSION:

Grant of Conditional Planning Permission under Application number PA23/09574 on 18th January 2024 for Proposed single storey extension, which will nearly double size of the accommodation (see plan on Page 8).

Copies of elevations and floor plans available as part of Data Pack, clients have information relating to costing for interested parties.

SERVICES:

Advised by clients:
Mains Water
Septic Tank
Single Phase electricity
Roof solar panels (own use and FIT applies), owned.
Air Source Heat Pump (for Barn)
Interested parties to make own enquiries with providers.
Starlink internet across the site.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

COUNCIL TAX:

Penhallow Barn - Band B

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A (107)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

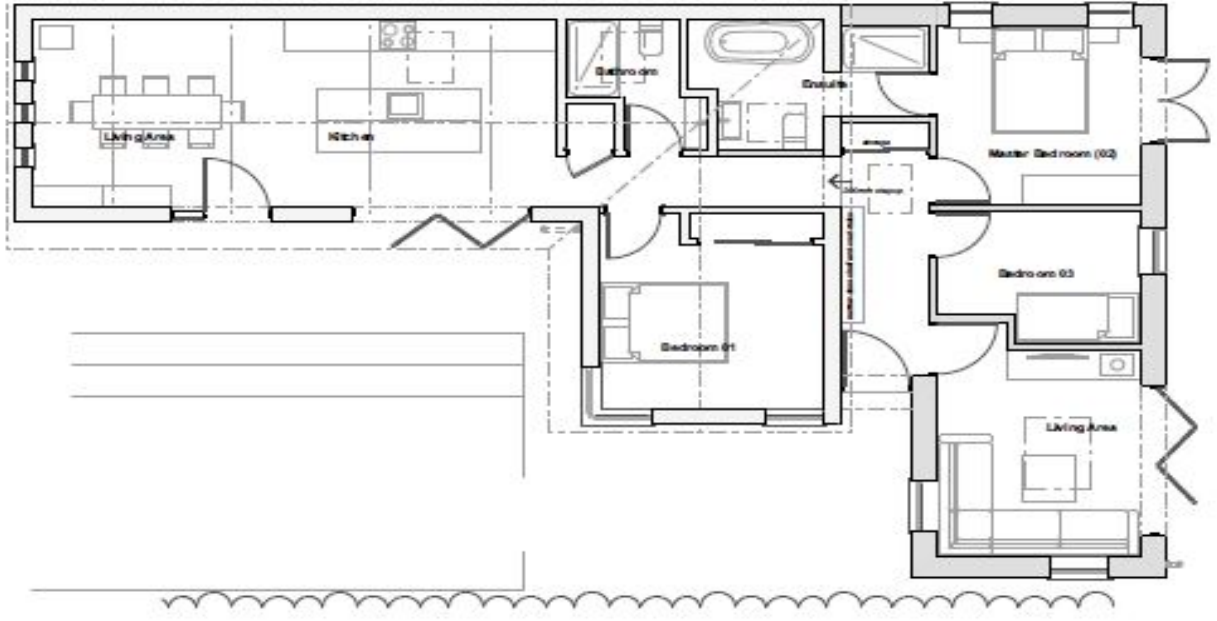
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

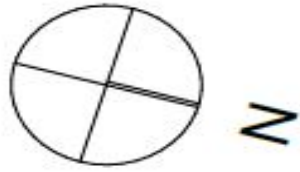








Proposed Ground Floor Plan 1:100 @ A3



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Date: **November 2023**
 Scale: **1:100 @ A3**

Drawing Title
Proposed Ground Floor Plan

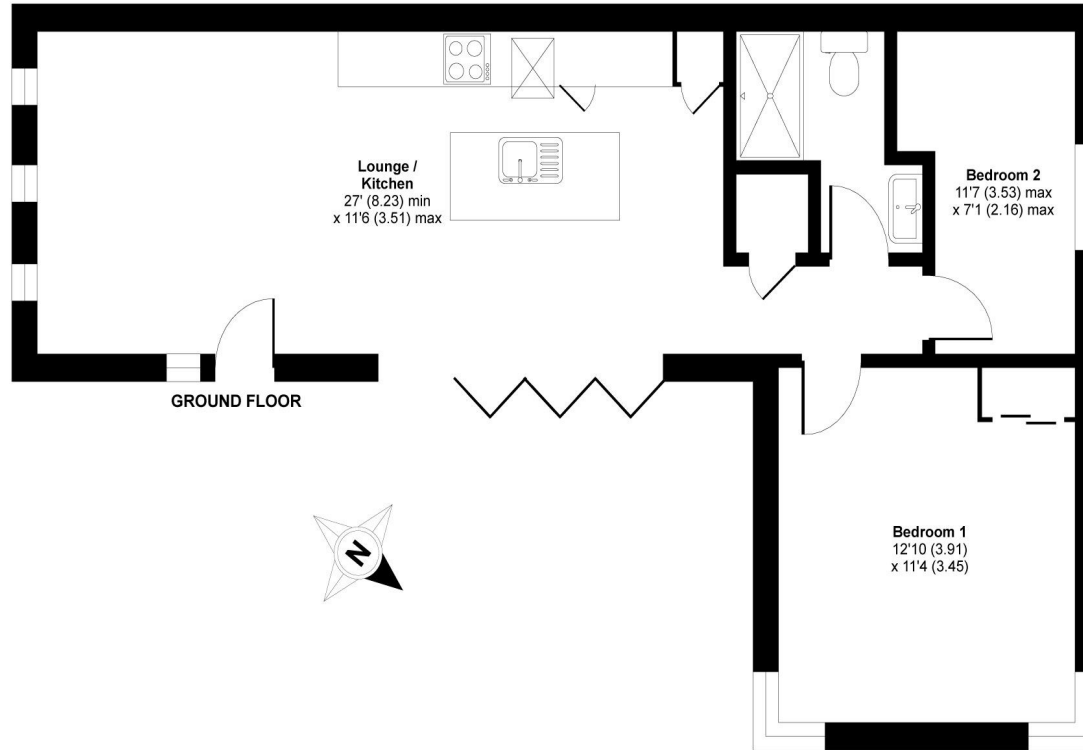
Project: **Pentahallow Barr, Trowellton, Sutherland**
 Client: **Beth Taylor**
 The drawings are prepared to illustrate a proposed development and are not to be used for any other purpose without the written consent of the architect. Approval does not constitute an endorsement.

J-23-35-PEN
 Drawing No. **11**
 Section

Penhallow Barn, Trewithen Moor, Stithians, Truro, TR3 7DU

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1082154

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