



Treamble, Rose, Nr Perranporth - Stables, Annexe, Planning, Menage COASTAL

Guide Price £1,250,000

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- A Unique Coastal Retreat - An exceptional 5-bedroom detached residence.
- Self-contained annexe potential; private access and separate boiler/hot water.
- Pool house, heated Certiken Sports Pool fitted with Endless Pool Fast Lane Pro
- Immense family bathroom; roll-top bath, walk-in shower, and countryside views.
- Expansive sun deck and lawned gardens
- Over 2 acre equestrian facility, paddock, stable block, and outdoor menage
- FULL PLANNING for SEPARATE three-bedroom single-storey dwelling
- Versatile second reception room – ideal as a snug, gym, office, or playroom
- Double garage, electric roller doors, inspection pit and handy utility/shower room.
- Prime location near beaches, dunes, riding routes, schools, and transport links.



THIS DOCUMENT IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN AS A GUIDE TO THE GENERAL FORM OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT AND DOES NOT BIND ANY PARTY. IT IS SUBJECT TO THE FINAL APPROVAL OF THE LOCAL AUTHORITY.		
Ref:	Description:	Date:
Project Title: CONSTRUCTION OF DWELLING IN USE OF RESIDENTIAL CURBAGE		
Project Address: HILLTOP FARM, TREMBLE POLE, TRURO, TR9 6PS		
Client: DAVID & NADIA BULLY		
Drawing Title: INDICATIVE VIEW		
Scale: 1:50	Drawn: [Signature]	Check: [Signature]
Date: 21/05/2024	Project: 21/05-PL-07-05	No: [Blank]
PLANNING		



PLANNING FOR DETACHED HOME WITH SEPARATE ACCESS AND DRIVE Plus A unique COASTAL Retreat! A stunning Five-bedroom COASTAL detached farmhouse | Two-acre equestrian facility with paddock, stable block, and outdoor menage | Self-contained annexe potential with private access and en-suite bedroom over garage | Planning permission granted for a completely separate three-bedroom single-storey dwelling (Ref: PA23/10195) with its own access | heated pool house with swim training pool – perfect for relaxation and post-ride recovery | Immense family bathroom with roll-top bath, walk-in shower, and countryside views | Double garage with electric doors, inspection pit and shower room | Expansive lawned gardens – perfect for entertaining and outdoor living | Prime location near beaches, dunes, schools, and transport links!



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements