



## **BARN AND LAND NEAR HIGH STREET ST STEPHEN**

### **CONVERSION OF A BARN TO A DWELLING WITH 13 ACRES OF LAND**

For those seeking to create a superb home in a delightful location, we are pleased to market this rare opportunity of a barn conversion set in 13 acres of land.

In a rural location with miles of southerly views, early viewing is recommended to appreciate the size of the site and its location.

### **Key Features**

Two Storey  
Agricultural Building

13 Acres of Land

Class Q Planning  
Consent

Rural Location

Stunning Far Reaching  
Country Views

## About The Building

A former two-storey agricultural building with the benefit of a Class Q consent for conversion to a dwelling. The current plans provide an open-plan Living/Dining/Kitchen area and Utility Room on the Ground Floor and two Bedrooms with Bathroom on the First Floor. The Buyer may wish to amend the plans or submit plans for a different style of house subject to normal planning requirements. Full details of the planning consent may be found on the Cornwall Council Planning website under reference PA22/07587.

## About The Land

The field extends to 13.02 acres (5.27 hectares) and is currently in a crop of Winter Wheat. It is well suited to a variety of cropping or pasture for grazing and mowing. The land is virtually level with a slight southerly slope. Completion of the sale will take place after the crop is harvested.

## Location

The property edged red on the Plan is set just to the south of the hamlet of High Street. The town of St Austell is approximately 3 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. The City of Truro is 13 miles, as is Newquay Cornwall Airport. The property is also within easy access of the A30, the World Famous Eden Project and the Lost Gardens of Heligan.

## Additional Information

**Planning Reference:** PA22/07587

**Services:** An electricity supply is available from the National Grid line to the north. There is a South West Water supply pipe running along the field to the north off which a tapping would be available subject to the standard terms.

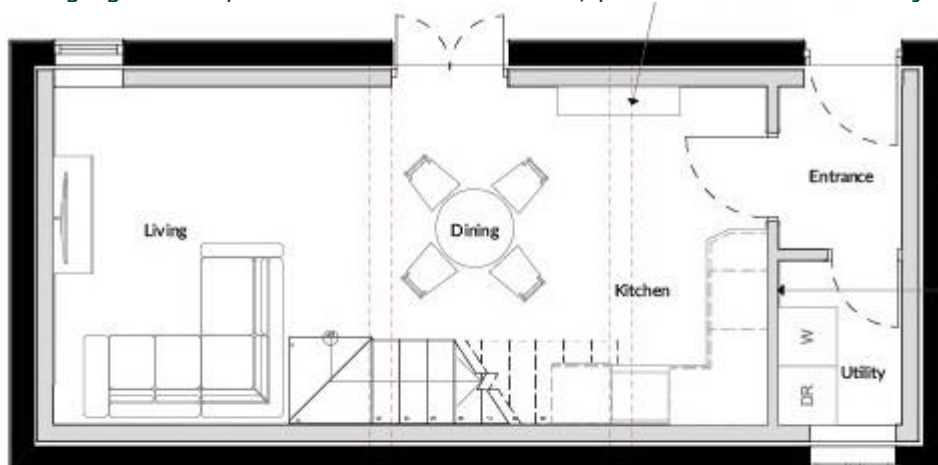
**What3Words:** doubts.forecast.protects <https://w3w.co/doubts.forecast.protects>

## Directions

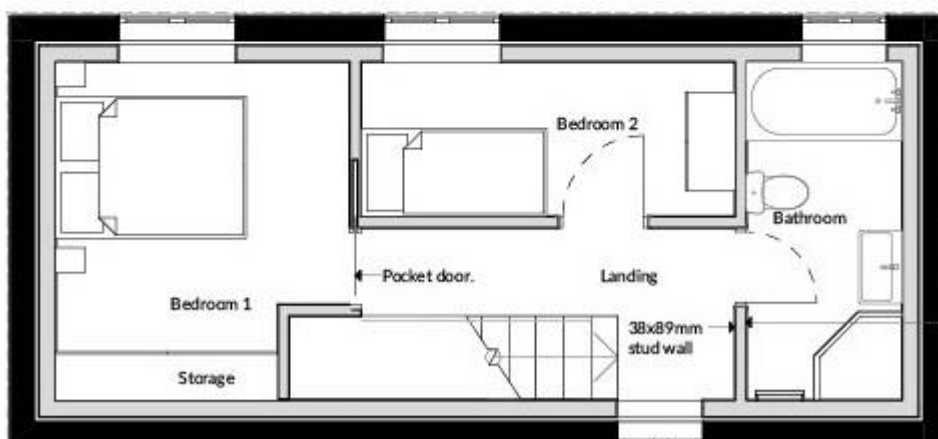
Take the A3058 road from St Austell towards Newquay. At the western end of High Street take the road to the left signed 'High Street Industrial Estate'. After 500 metres you will find the property on the right-hand side just below the road junction. Our For Sale board is on the gate.

## Viewing

You are welcome to visit the site however please walk around the edge of the field to the Barn to avoid damaging the crop. For further information, please email [staustell@jefferys.uk.com](mailto:staustell@jefferys.uk.com) or 01726 73483.



Proposed Ground Floor



Proposed First Floor





**Plan not to scale**

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