



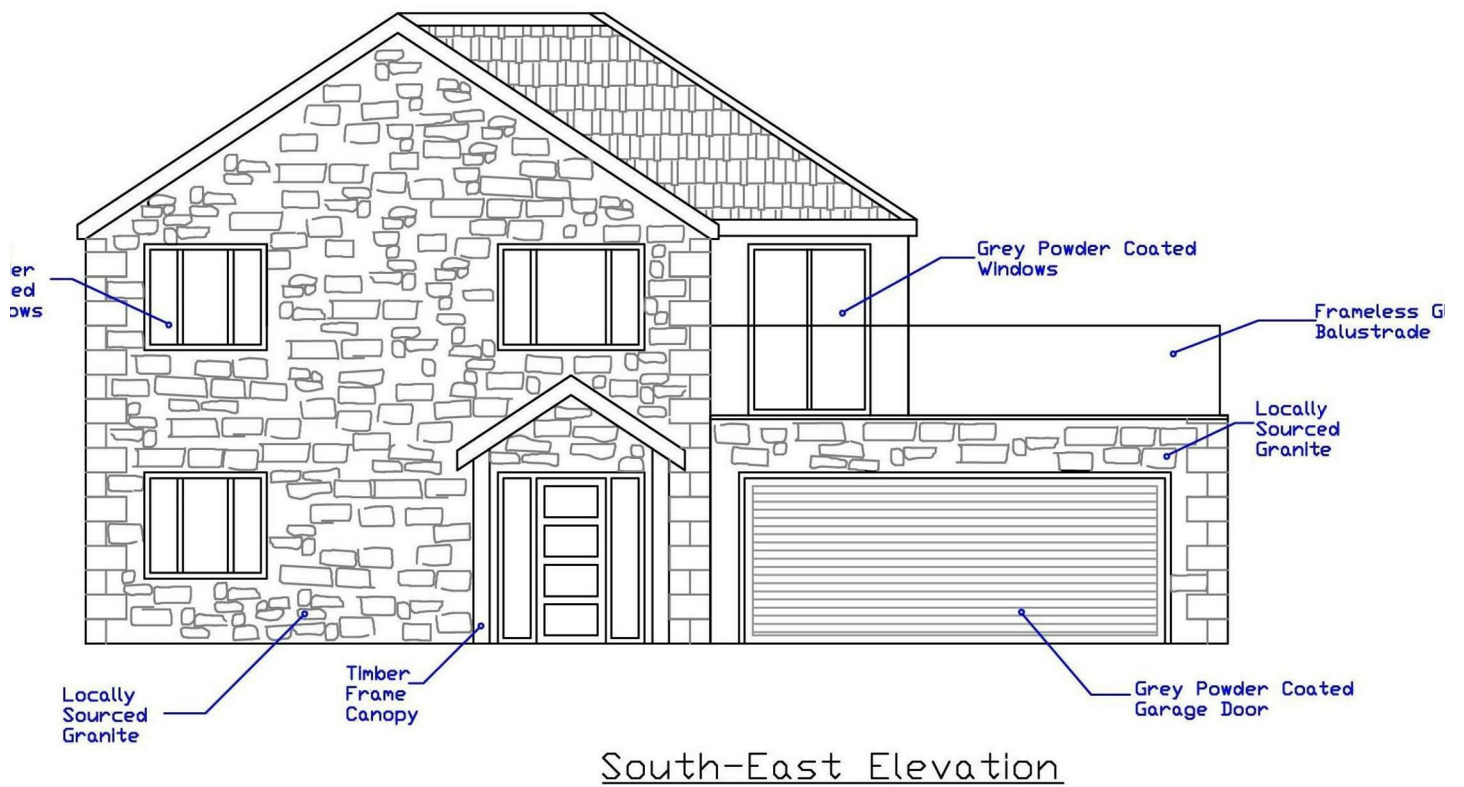
## The Meadow, Brill, Constantine, Falmouth, TR11 5QA

### Offers In Excess Of £200,000

DEVELOPMENT OPPORTUNITY! Planning permission has been granted for the demolition of the existing timber frame bungalow and the construction of a superb 4 bedroom detached house of approximately 1,700 sq ft. 'The Meadow' is located within the highly sought-after hamlet of Brill, on the edge of Constantine. The plot backs onto open fields, facing south at the front and overlooking the local cricket field, with Falmouth Bay in the distance. The contemporary reverse level design includes a large open-plan living space with balcony and substantial garage below. If planning permission was not initially implemented, the current timber frame bungalow would require work in order to make it habitable. The accommodation currently comprises: 2 bedrooms, living room, kitchen/diner, shower room and utility. The present gardens extend to the front and rear and there is a single detached garage with driveway parking. Those looking to build a modern home, in a delightful rural setting, are encouraged to view at the earliest opportunity.

### Key Features

- Development opportunity
- Planning number PA23/09721
- Stunning countryside views with the sea in the distance
- EPC rating F
- Planning permission to build a reverse level 4 bedroom detached house
- Sought-after rural hamlet
- Less than a mile from Constantine and approximately 10 miles from Falmouth



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### DINING ROOM

11'0" x 9'6" (3.36 x 2.92)

### KITCHEN

13'3" x 8'6" (4.05 x 2.60)

### LIVING ROOM

12'9" x 11'4" (3.90 x 3.46)

### BEDROOM ONE

11'3" x 10'7" (3.44 x 3.25)

### BEDROOM TWO

11'2" x 8'11" (3.41 x 2.73)

### SHOWER ROOM

6'3" x 5'5" (1.92 x 1.66)

### UTILITY ROOM

9'0" x 5'4" (2.75 x 1.64)

## THE EXTERIOR

The gardens currently lie to the front, side and rear of the bungalow, a driveway to the left-hand side of the property provides off-road parking. Block-built shed.

## CURRENT GARAGE

17'3" x 13'1" (5.28 x 3.99)

Side pedestrian door, power and light, front roller door.

## GENERAL INFORMATION

### SERVICES

Mains electricity and water. Private drainage.

### COUNCIL TAX

Band B - Cornwall Council.

## AGENT'S NOTE

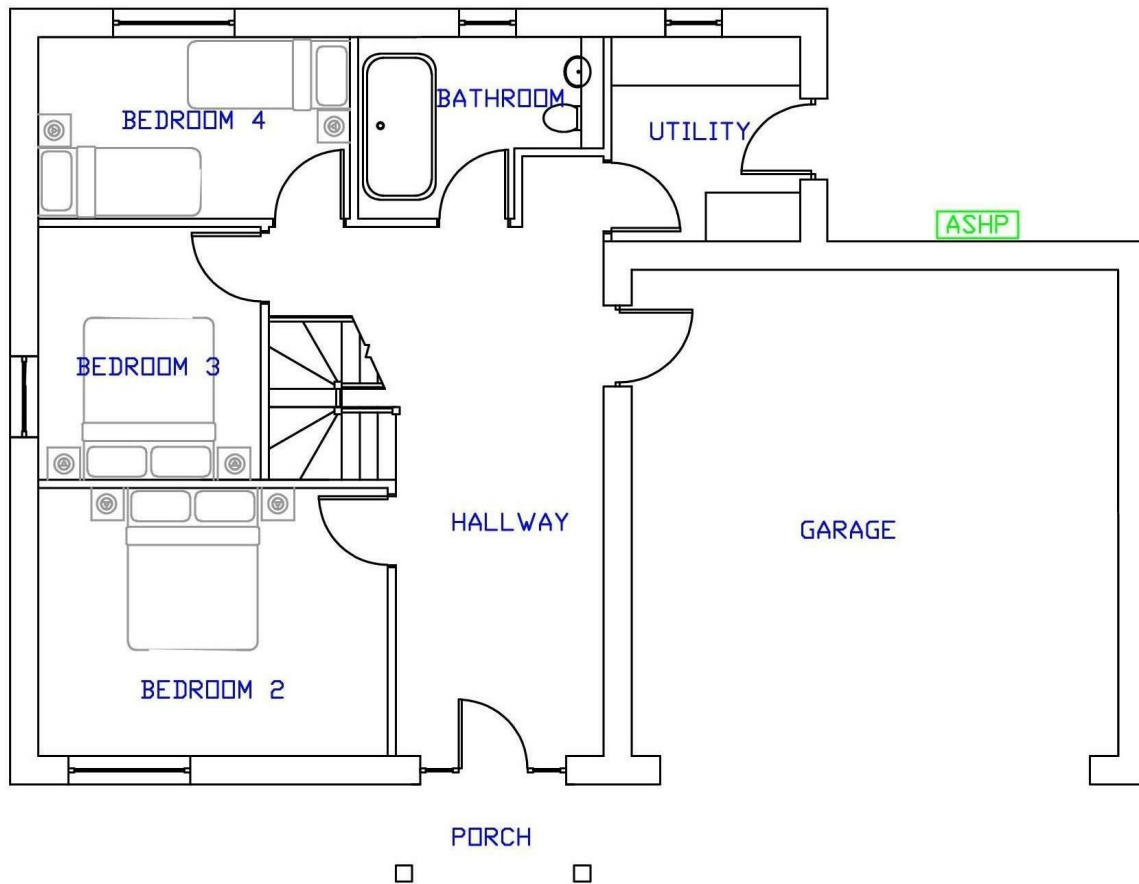
Full details of the planning permission can be found on the online Cornwall Planning register, reference: PA23/09721. The current bungalow is of timber frame construction and unlikely to be suitable for a standard residential mortgage; therefore, prospective purchasers should seek advice from a mortgage advisor, prior to a viewing appointment.

## TENURE

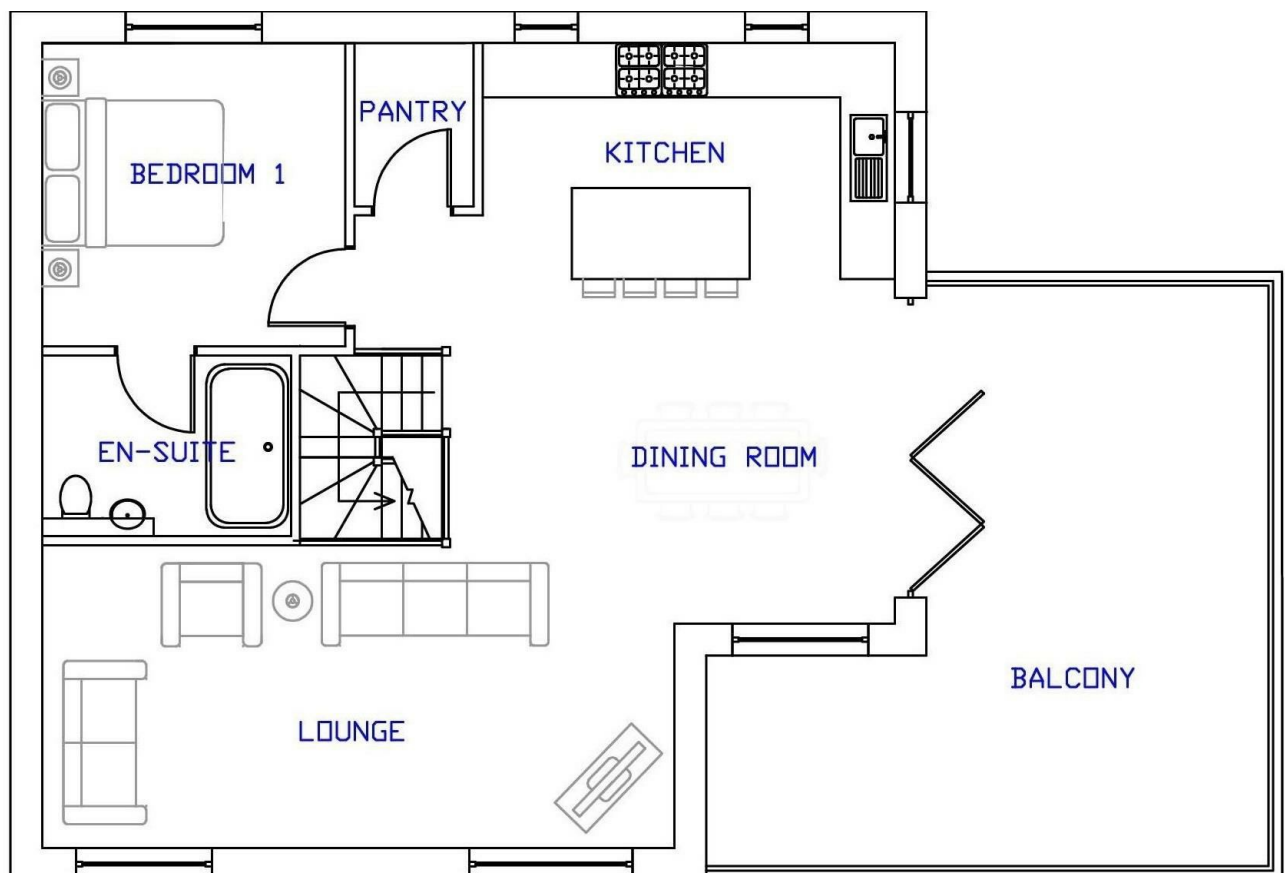
Freehold.

## VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



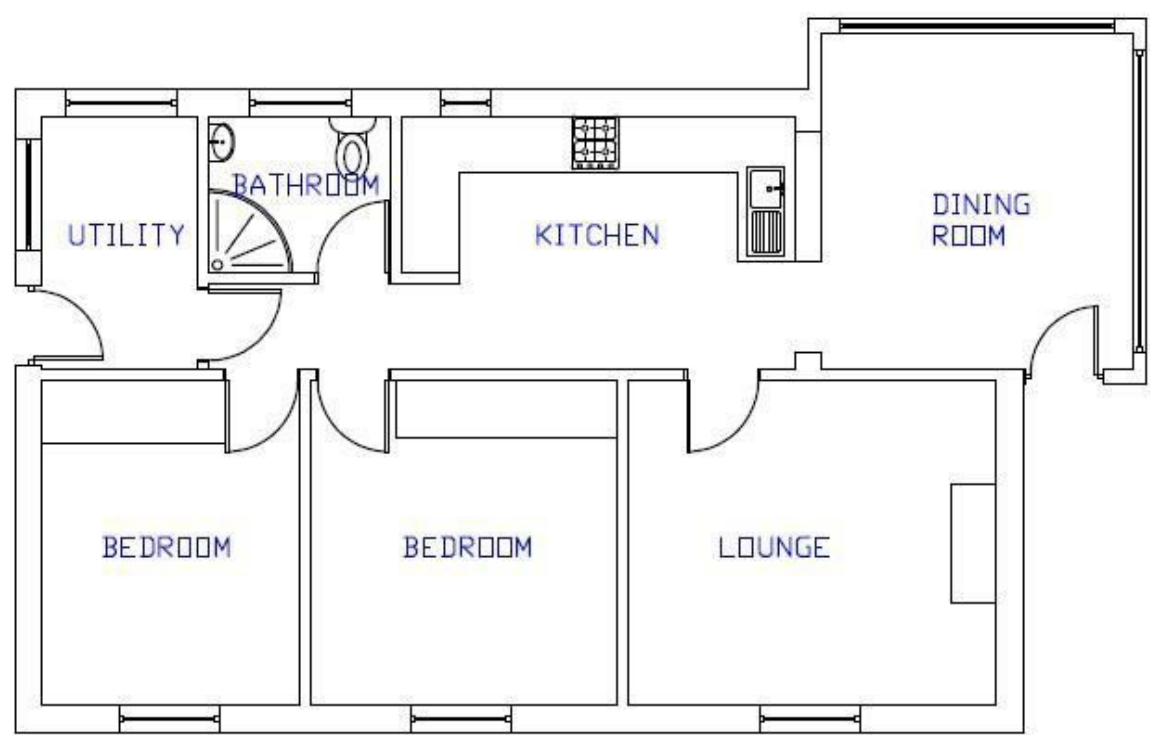
Proposed ground floor



Proposed first floor



# Floor Plan



Existing floor plan