

Barns at Three Burrows, Blackwater, Truro, Cornwall TR4 8HZ



A trio of barns with planning permission for conversion into a three bedroom house, a one bedroom annexe and garage with store. Situated on the outskirts of Truro city and backing onto farmland.

Guide Price: £250,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Barns

The three barns are detached from one another and sit in a plot of approximately a quarter of an acre and are accessed over their own driveway (over which the two properties in front have a vehicular right of way) which directly adjoins the A390.

The barns are thought to be of stone construction at the lower levels, with concrete blocks having been added later to raise roof heights. They are sold with the benefit of planning permission (PA23/06649 – granted 28th November 2023) for their conversion to provide a two-storey dwelling, a single storey ancillary annexe and a single storey garage with store.

The main dwelling is proposed to comprise an entrance hallway with storage cupboards, sitting room, kitchen/dining room, utility and w.c. to the ground floor with three bedrooms – the master with an en-suite shower room – and a family bathroom to the first floor. The dwelling will enjoy countryside views to the rear, overlooking farmland. This barn currently measures approximately 13.3m x 6.1m.

The ancillary annexe will provide an open plan living area with double bedroom and shower room all on one level and the single garage will boast an additional store at the rear. These barns currently measure approximately 10.2m x 5m and 12.5m x 4.5m respectively.



PROPOSED FINISHES:
 Roof - Slate
 Walls - Render, Stone
 Windows/ doors - Timber



PROPOSED WEST ELEVATION



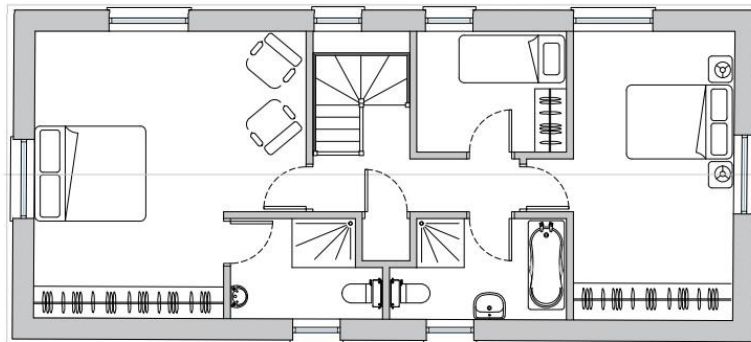
PROPOSED SOUTH ELEVATION



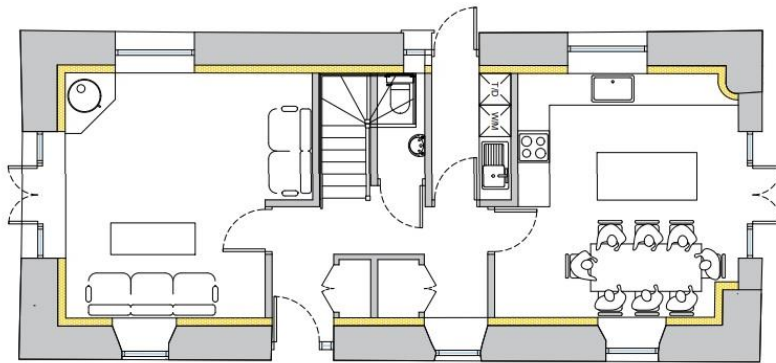
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

PROPOSED FINISHES:
 Roof - Slate
 Walls - Render, Stone
 Windows/ doors - Timber



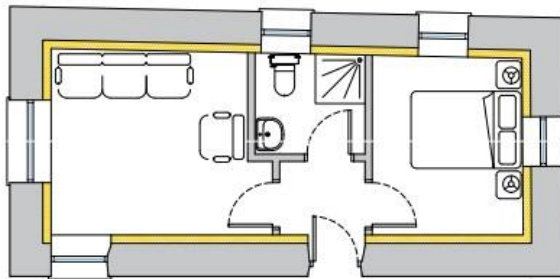
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED FINISHES:
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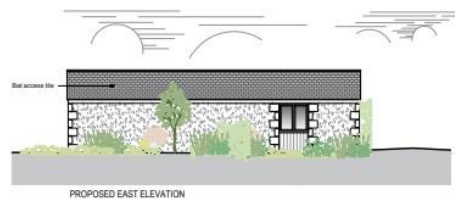
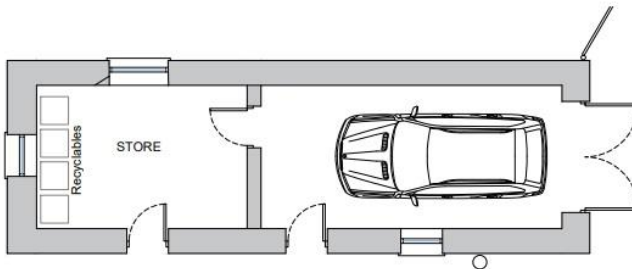
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

CIL

A CIL charge of £6,653.46 will be payable on completion of the conversions as per the current plans, unless an exemption applies.

SERVICES

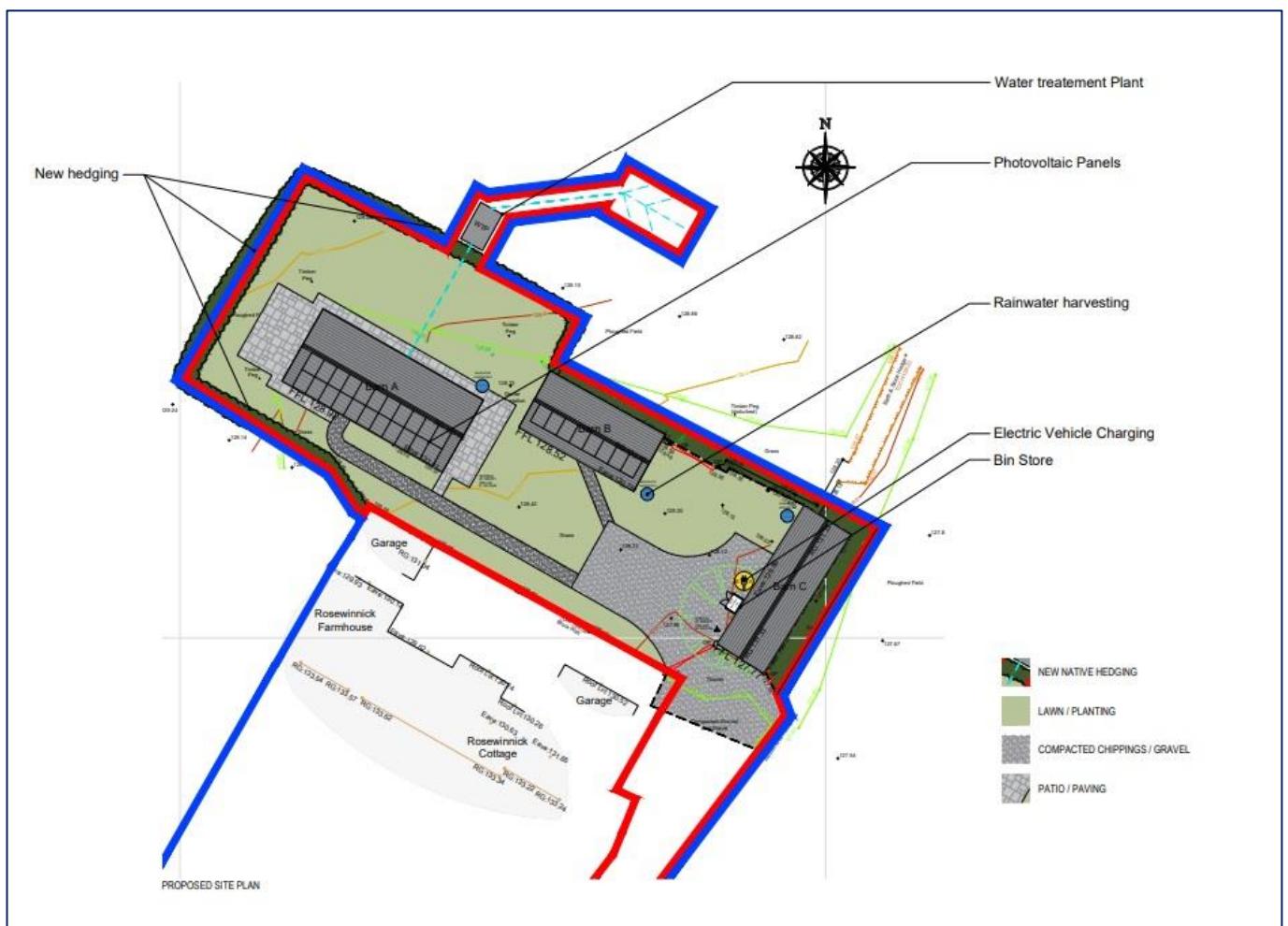
Assumed none connected. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

A vehicular right of way exists over the entrance lane for the benefit of Rosewinnick Farmhouse and Rosewinnick Cottage, and a vehicular right of way will be retained to allow access into the surrounding farmland accessed via a gate to the east of this site. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



SITUATION

The barns are located at Three Burrows, on the outer fringes of Truro city and with easy access to the A30 and to the north Cornish coast. They are positioned immediately behind two existing residential dwellings and back onto farmland currently used for arable crops.

VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

From Truro proceed in a westerly direction along the A390 bypassing Threemilestone and the Retail Parks, heading towards the A30 at Chiverton Roundabout. The entrance drive to the barns will be found on the right hand side, immediately before the stone walls belonging to Rosewinnick Farmhouse and Rosewinnick Cottage., approximately a quarter of a mile after passing the turning to Penstraze.

what3words.com/pushing.daisy.jots

