

## Barn & Paddock at Pooleys Hill, Withielgoose, Nr Bodmin, Cornwall PL30 5NN



**Planning approval for 2 bed single storey barn conversion | Level plot and paddock  
Mains electric and water on site | Quiet rural setting | Convenient mid-Cornwall location**

*A detached modern barn with approval for conversion set within 1.8 acres in a picturesque and sheltered valley location.*

**Guide Price: £295,000 Freehold**

**01872 272722**

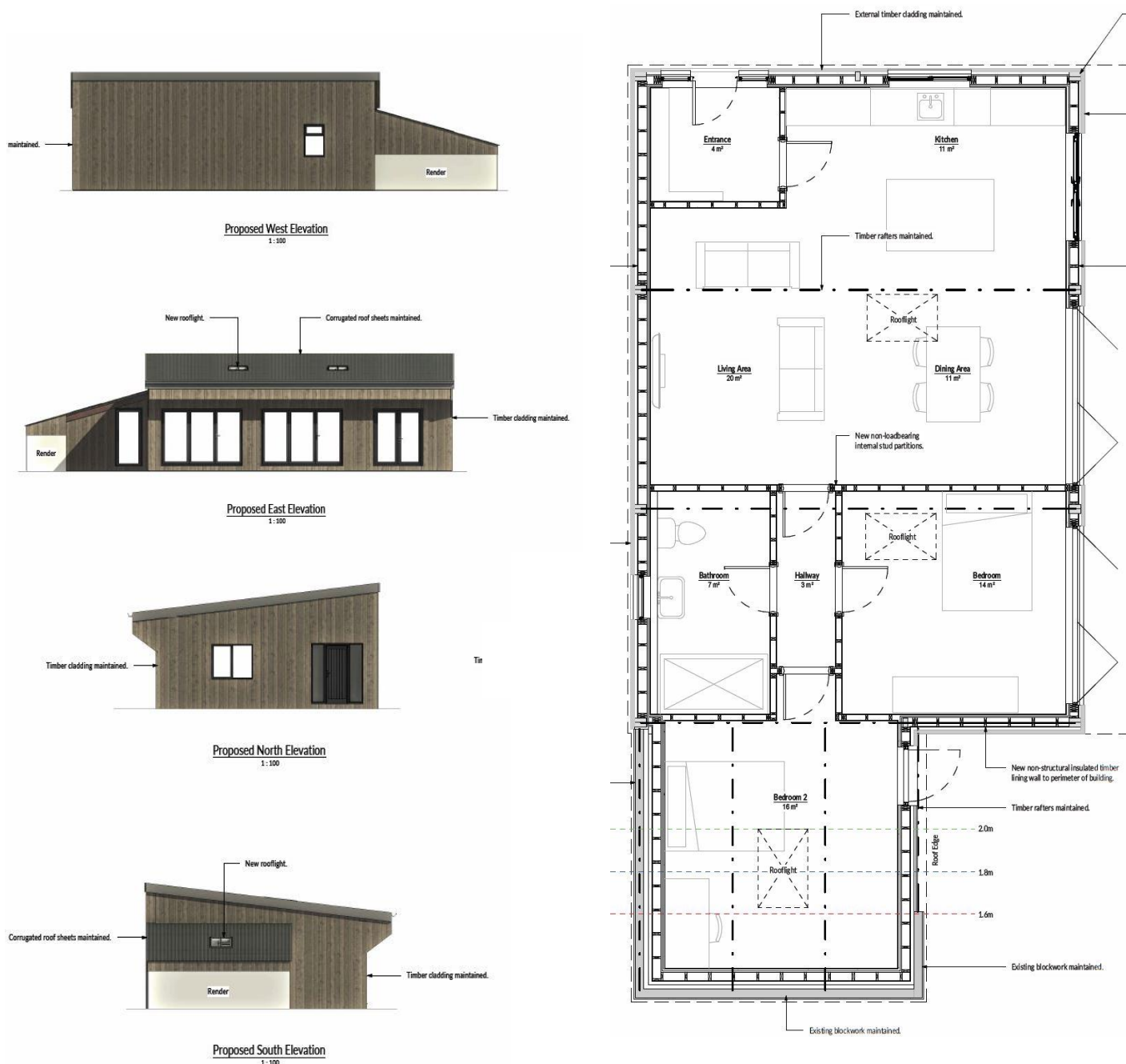
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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Barn

Cornwall Council granted Class Q approval on the 4<sup>th</sup> December 2024 under Application No. PA24/03610 to convert this modern style timber barn into a stylish and individual two bedroom bungalow. It would comprise of an entrance hall, opening into a generous open plan kitchen/dining/living area with bi-fold doors flooding the room with natural light. There would be two double bedrooms and a bathroom using the current approved plans and overall, it would extend to a very comfortable 86sqm (925sqft) or thereabouts.





## Services

Mains electric and water are connected to the site. Private drainage would need to be installed. Interested parties are advised to make their own enquiries to the relevant service providers.

## Wayleaves, Easements & Rights of Way

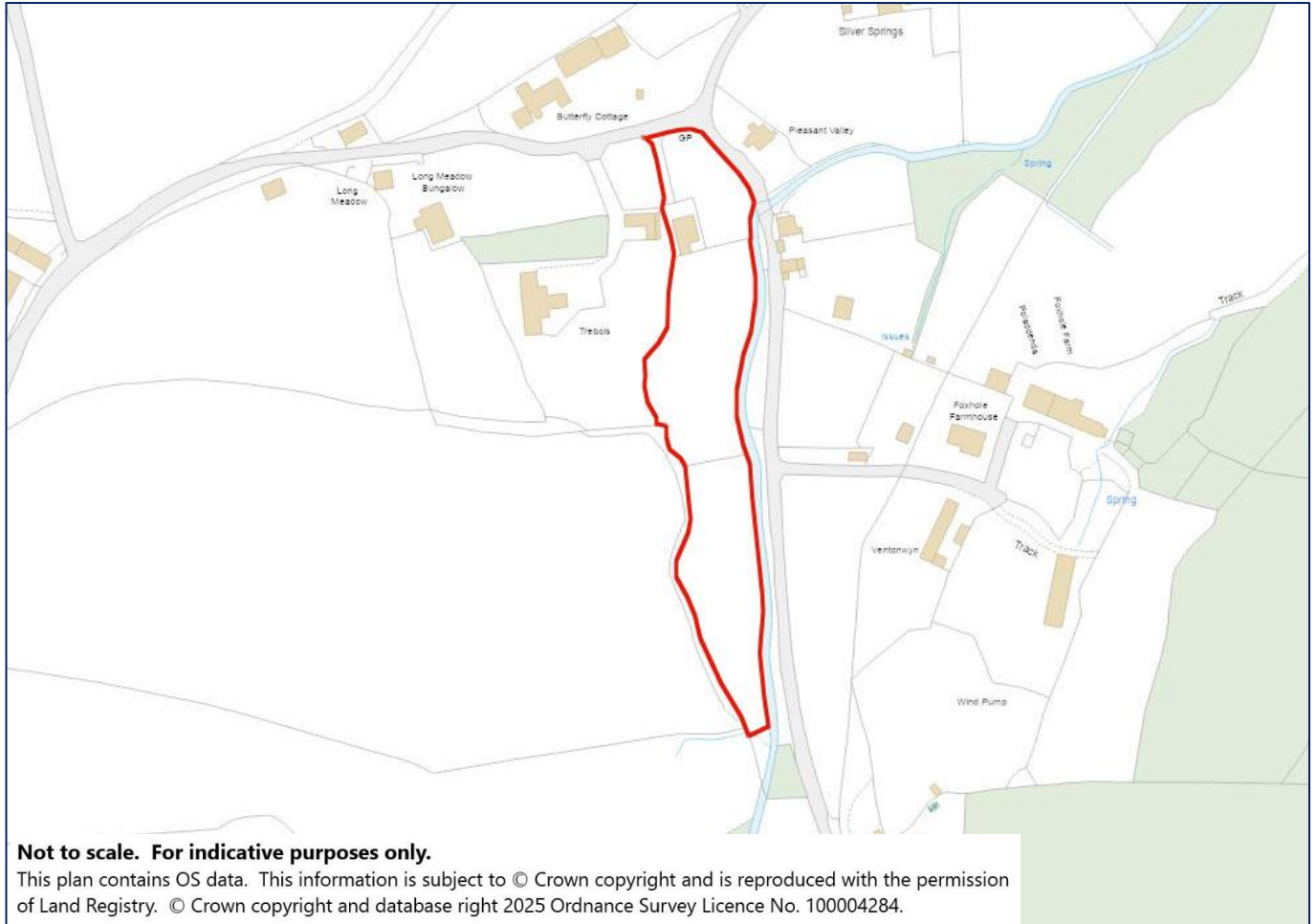
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

## 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.

## Location

Withielgoose is a small rural settlement within the sheltered Tremore Valley. There is a wonderful sense of peace and quiet surrounded by unspoilt countryside, yet the location is by no means isolated as it is just 7 miles from the old County town of Bodmin. The Cornwall Services junction on the A30 is under 3 miles away whilst the primary school, shops and facilities at Lanivet are also close to hand being under 3 miles away. Bodmin has a much wider range of day to day amenities and includes a sixth form college, primary/junior schools, hospital and several supermarkets.



## Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From the roundabout on the northern side of the A30 at the Cornwall Services take the exit signposted Ruthernbridge, Withiel, Tremore and then the first left signposted Ruthernbridge and Withiel. Then follow the next turning right signposted Withiel and Ruthernbridge and continue along this road to the crossroads. Here turn right signposted Grogerly, Ruthern, Ruthernbridge and Tremore Bridge. Follow this road past the turning for Retire to the next junction where bear left signposted Ruthernbridge, Follow this road to the next junction where the property for sale will be found on the left hand side identified by a Lodge & Thomas for sale board,

**what3words**///exonerate.trades.mocked