

## Derelict Barn at Higher Menadue Farm, Bugle, St Austell, PL26 8RW



### **Derelict Barn | Assumed Grade II Listed | Historic Planning Consent (Lapsed)**

A derelict barn situated close to other dwellings in a small hamlet. One of the last barns unconverted in the immediate vicinity and with potential for conversion (subject to consent).

**Guide Price: £75,000 Freehold**



## The Property

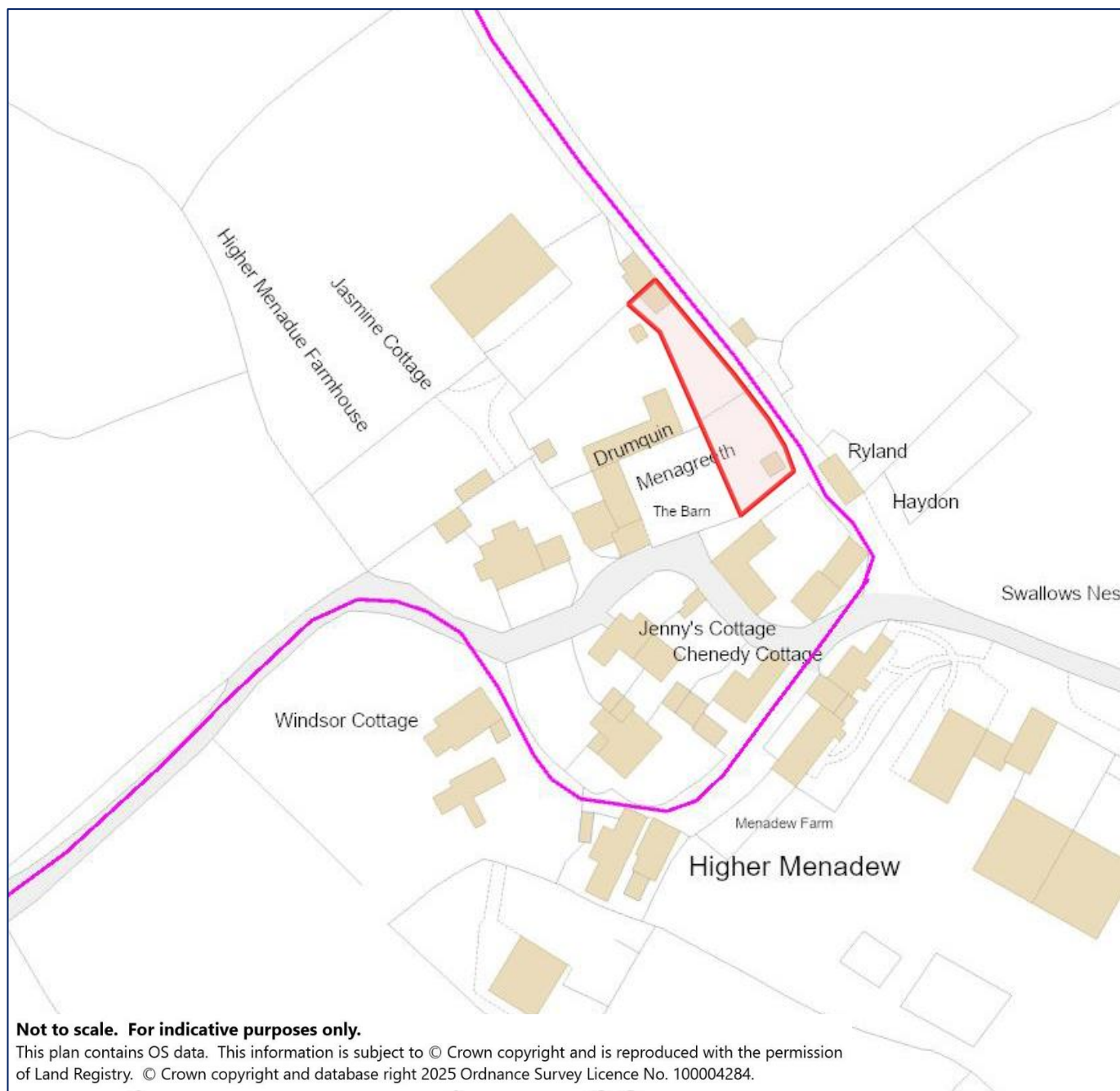
This barn was once part of the working farm at nearby Higher Menadue Farm and whilst other barns, including those immediately adjacent to it, have long since been converted into residential dwellings this barn has remained untouched.

It is thought that the barn once had planning consent for conversion into a dwelling but this is historic and no evidence has been found, so it is likely a new planning consent would be required for its use as such. It is assumed the barn is Grade II Listed but the listing has not been traceable.

The barn (11.6m x 4.8m) is of stone construction and occupies a site of approximately 0.18 acres. Within the site is a former pigsty (5m x 3.8m) and vehicular access is across a courtyard shared with two other barn conversions from the roadway. The site is quite overgrown and so access to the buildings is currently limited, measurements (taken externally) are only intended to be indicative and are not thought to be accurate.







### Services

None connected. 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. A public footpath runs alongside the eastern edge of the site, outside of the boundary, and is shown on the embedded plan in pink.

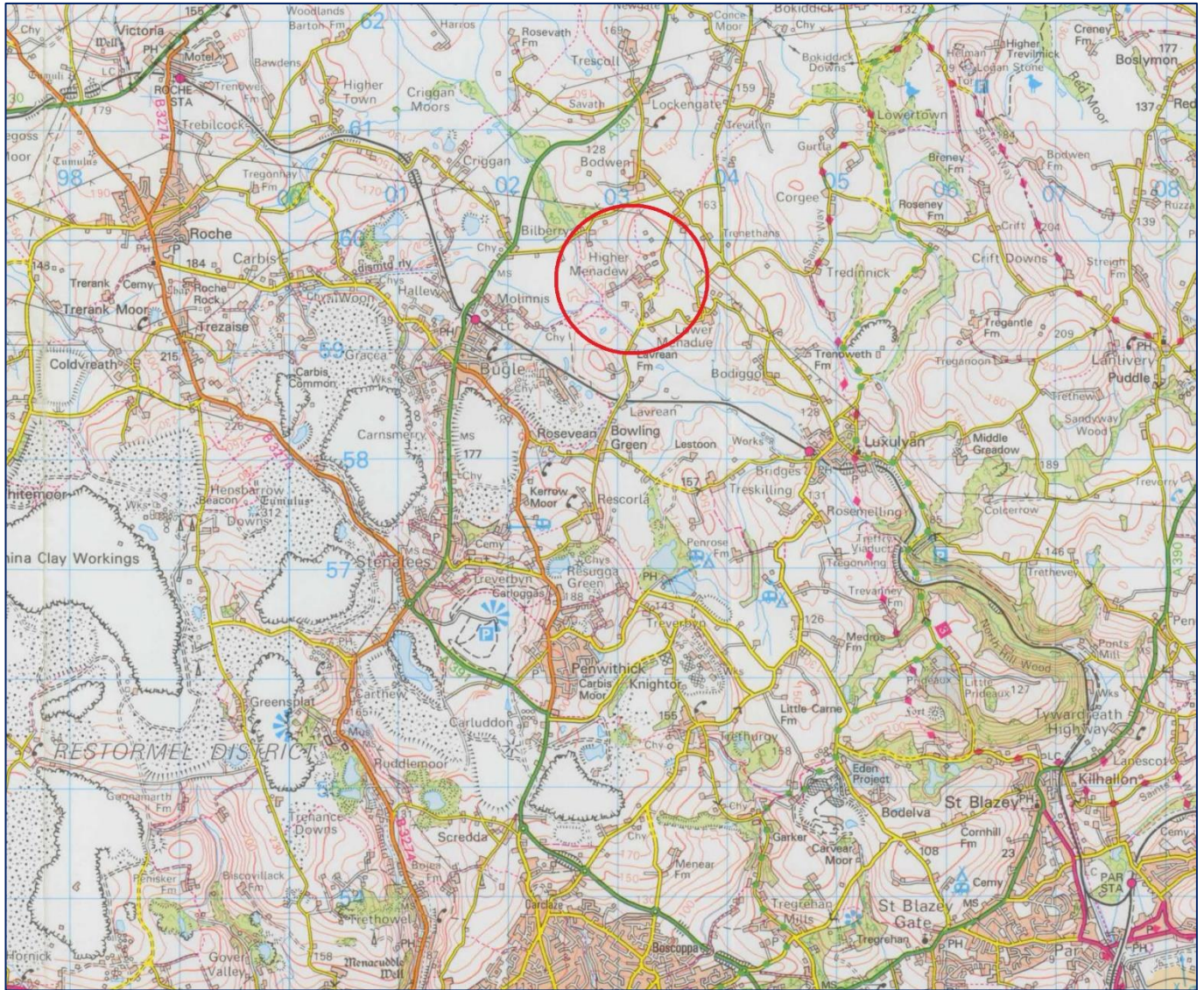
### Particulars & Plan

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

The barn is located within a nucleus of stone barn conversions, cottages and farmhouses on the outskirts of Bugle where there are a number of every day amenities including the Newquay trainline. The nearby towns of Bodmin and St Austell (approximately 5 and 6 miles distant respectively) offer a huge range of facilities and amenities including supermarkets, primary and secondary schooling, eateries, independent and national retailers and both have mainline railway connections to London (Paddington). St Austell is home to the Eden Project and the A30 truck road is within 2.5 miles.



**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:** Proceeding along the A391 in a southerly direction from the A30 towards Bugle, take the left hand turning signposted Bodwen, Ebenezer and Luxulyan. Continue through Bodwen and on leaving the hamlet turn right at the crossroads. Follow this road for approximately half a mile before turning right (following the Public Footpath sign) and continue for approximately 150m (following the road as it bears left and then right through other properties) and the barn will be found straight ahead to the left of the properties known as Drumquin and Menagreeth.

**what3words**///nicknames.suppers.forest