



31 Reawla Lane, Reawla, TR27 5HQ

£600,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

31 Reawla Lane

- PLANNING PERMISSION FOR UP TO FIVE PROPERTIES
- EXCELLENT DEVELOPMENT OPPORTUNITY PLUS THREE BEDROOM BUNGALOW
- LOVELY RURAL VILLAGE
- FREEHOLD
- EPC D-57
- COUNCIL TAX D

An opportunity to purchase a three bedroom detached bungalow, along with planning permission, in principle, for construction of up to five dwellings.

The current property benefits from mains gas central heating and double glazing and the rear garden backs onto open countryside.

Reawla is situated in a lovely rural setting, a small village centrally located with easy access to Penzance, Helston, Hayle, Carbis Bay and Camborne, with its main line railway station, along with its extensive amenities. Gwithian Towans is approximately four miles away with its glorious three miles of sandy beach and the A30 and Truro are relatively accessible.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)



Traces = 1 (2000000)

Traces = 1 (2000000)

Traces = 1 (2000000)

Traces = 1 (2000000)



Head Office: Citi Golos,
Hoyle Marine Renewables Business Park,
North Quay, Hoyle,
Carnwall, TR27 4DD
Phone: +44 (0)1736 448 500
Email: office@cornwallplanninggroup.co.uk
Web: www.cornwallplanninggroup.co.uk

Project: Partisan in Principle (PP) Appellate for Construction of Between 3 and 5 Drawings & Associated Work

Revisions

Derivatives: none



Proposed trees to be planted
(*Ulmus procera*, *Prunus*
spinosa, *Sorbus domestica*,
Prunus avium, *Malus*
sylvestris).

Existing Hedging

Owling Footprint = 54.15m²

Plant Cuttings = 225.20ref

8/100

Site Area = 1670.15 m²



COVERED ENTRANCE PORCH

With a door to the hallway and a staircase rising to the first floor and doors to the lounge.

HALLWAY

With a staircase rising to the first floor, number of storage cupboards and door to the lounge.

LOUNGE 12'7" x 8'11" (3.84 x 2.72)

With a woodburner set on a slate hearth and a sliding door with glazed side panel to the conservatory.

CONSERVATORY 13'1" x 8'8" (4.0 x 2.644)

A dual aspect room with views onto the garden and a glazed door backs out onto a patio area. Tiling to the floor.

BEDROOM ONE 14'11" x 9'2" (4.57 x 2.81)

With a window to the front aspect overlooking the garden.

BEDROOM TWO 7'8" x 10'7" (2.36 x 3.24)

With a window to the front aspect.

KITCHEN 10'6" x 8'10" (3.21 x 2.71)

A white fitted kitchen with stone effect worktops, incorporating a gas hob and stainless steel sink drainer. There are a mixture of base and drawer units under and wall units under, a space for a washing machine, built-in cooker and the room houses the gas boiler.

BATHROOM

Being nicely appointed

DINING ROOM 14'11" x 8'11" (4.55 x 2.73)

With a window to the front aspect overlooking the garden.

STAIRS

Rise from the hallway to a loft room.

LOFT ROOM 32'2" x 10'9" (limited room at the eaves) (9.81 x 3.30 (limited room at the eaves))

A fabulous airy space with four sky lights enjoying far reaching rural views over open countryside. A further window in the gable.

OUTSIDE

To the front of the property there is a driveway with parking and a lovely garden with beds interspersed with lawn areas and planted with mature trees, shrubs and plants. There are outside points for electric and water.

SERVICES

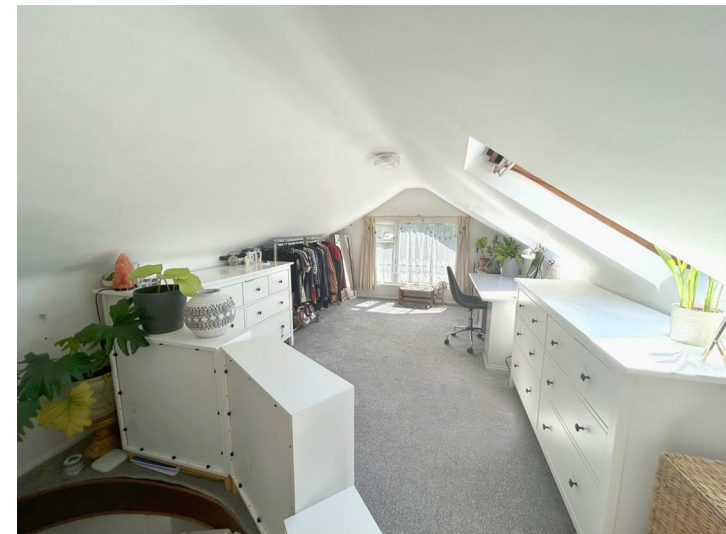
Mains Water, Electricity, Mains Gas and Drainage

VIEWING

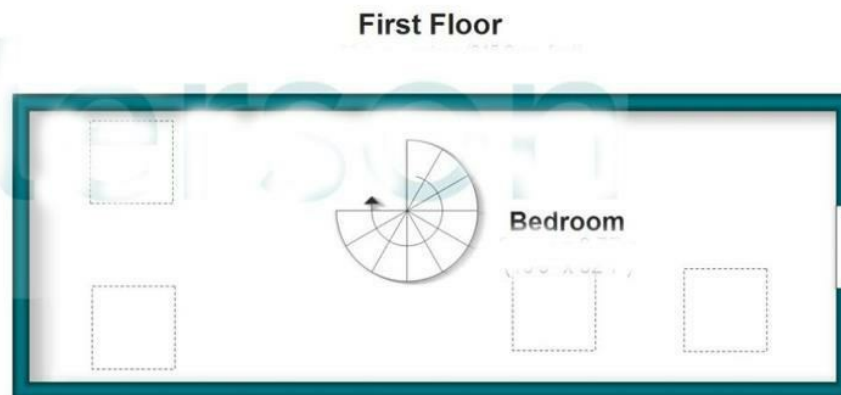
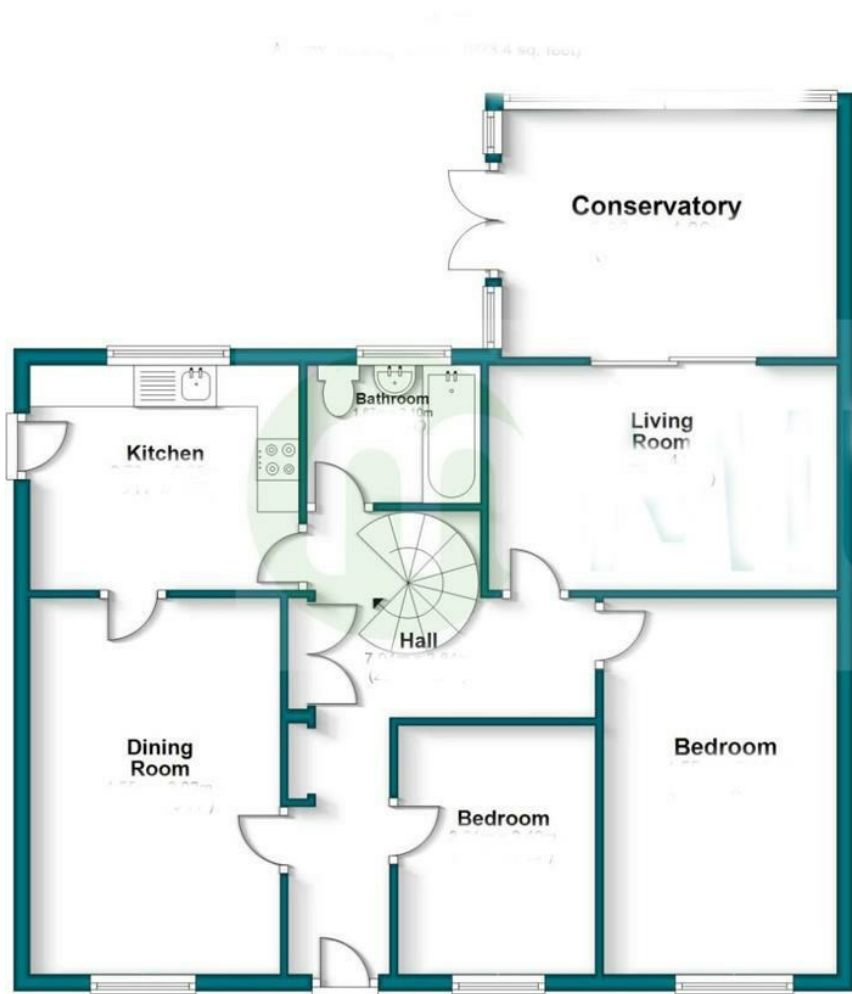
To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

COUNCIL TAX

Council Tax Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS