



Class Q Barn at Lower Scarsick , Treneglos, Launceston,
PL15 8UH

An exciting opportunity to purchase a barn for
conversion set in just over 2.3 acres with fabulous
countryside views.

Launceston 9.7 miles - Crackington Haven 8.7 miles - Boscastle 11 miles

- Permission for a detached property
- Planning Ref: PA23/01076
- Picturesque rural setting
- Far reaching countryside views
- Parking for multiple vehicles
- Approximately 2.3 acres in all
- Freehold
- Council Tax: TBC

Guide Price £250,000

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SITUATION

The property enjoys a countryside setting near the rural hamlet of Treneglos. Hallworthy with its popular pub, The Wisley Down and garage with convenience store is approximately 3 miles away and Camelford is 9.5 miles away with its supermarket, doctors, dentist and veterinary surgery together with places of worship and secondary school. Further amenities can be found in Launceston 9.7 miles, including a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. The A39 is less than 5 miles from the property providing access to the beautiful and majestic North Cornish Coast with its extensive sandy beaches and cliff top walks. The A30 trunk road is just over 7 miles away and links the cathedral cities of Truro and Exeter.

DESCRIPTION

A rare and exciting opportunity to purchase a barn with permitted development to be converted into a spacious, detached home, set within 2 acres if it's own grounds and superb countryside views.

The Barn has permission for change of use to a dwelling under application number: PA23/01076 with Cornwall Council.

A former agricultural barn of traditional steel and block construction with a concrete base. The planning permission offers an exciting opportunity to convert the building into a spacious 3/4 bedroom single storey residence with a large open plan kitchen/living space, larder, 3 en-suites and a WC.

Outside the property will benefit from private parking for multiple vehicles and generous grounds and a paddock which in all extends to approximately 2.3 acres.

RIGHTS OF WAY

A public footpath runs up the start of the drive and through a pedestrian gate into the neighbouring field. Please contact the office if you require any additional information.

SERVICES

We are not aware of any services currently connected. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennards House junction signposted North Cornwall/Wadebridge. Proceed on the A395 passing through Pipers Pool, and continue for approximately 5 miles, turning right signposted Treneglos 1 mile. Proceed for 0.6 miles and take the slight left, continue along the lane for 2.1 miles and turn left signposted Scarsick 1 mile, the entrance to the property is on the right in approximately 0.5 miles.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.