



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

**£499,950**

Located in

**Truro**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



Truro | | TR4 9DQ



A four bedroom converted barn with conditional PLANNING PERMISSION to construct a further four bedroom detached house PA25/00657. Superb development opportunity, ideal self-build and great for multi generational living.





£499,950 Freehold

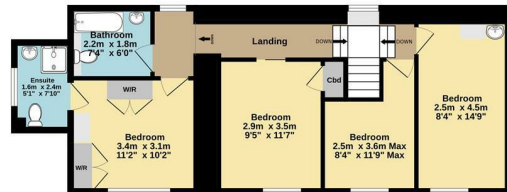


- 4 bedroom converted barn WITH BUILDING PLOT
- Historic barn with 4 bedroom en-suite accommodation
- Garage
- Convenient location for Truro & the north Cornish coast
- Ideal investment / development opportunity
- PLANNING CONSENT TO BUILD A 4 BEDROOM HOUSE
- PP to construct a further modern energy efficient home
- Driveway & on street parking
- Sunny gardens
- Great for multi-generational living

Ground floor  
61.8 sq.m. (665 sq.ft.) approx.



1st floor  
59.4 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 121.2 sq.m. (1305 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>37</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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