



South Facing View/Back Garden

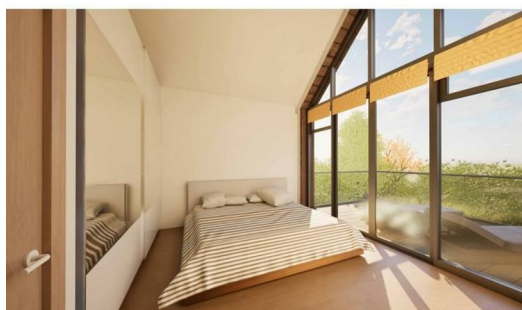
Tregarthen Pack House , Long Rock, Penzance TR20 8YH

Guide price £299,950

An exciting opportunity to create a bespoke single storey dwelling in a tucked away location within Tregarthen. Currently a pack house, the property benefits from planning permission to replace a previous Class Q permission with a single storey three bedroom residence. As detailed under Cornwall Council planning portal reference - PA24/08139. The plans provide for a thoughtfully designed residence that takes full advantage of its elevated position, offering far reaching countryside views towards St Michael's Mount. This rare project combines rural tranquillity with easy access to nearby amenities and coastal destinations, presenting an ideal opportunity for those seeking to craft a unique home.



South Facing View/Front Facade



View From The Master Bedroom Looking South East



View From The Kitchen Looking South

Guide Price - £299,950

Location

Tregarthen is located near to Long Rock which is located between Penzance and Marazion in west Cornwall, offering convenient access to local amenities. Known for its long stretch of beach along Mount’s Bay, it’s a popular spot for walking, paddleboarding, and enjoying views of St Michael’s Mount. The village has a friendly community and benefits from a range of amenities, including a shop, café, garage, and direct access to the South West Coast Path. With Penzance just a couple of miles away, residents also enjoy excellent transport links, including rail and bus services, making Long Rock an attractive location for both locals and visitors seeking a relaxed coastal lifestyle.

Accommodation

- Proposed accommodation will comprise...
- Open Plan Living/Kitchen & Dining Room
- Bedroom with En-Suite
- Bedroom with En-Suite
- Bedroom
- Bathroom
- Utility Room

Services

We have been advised that there are no services connected to the site.

Plans & CGI's

These are intended for identification purposes only.

Planning Permission

Planning Permission for the Demolition of previously approved Class Q barn conversion for self-build dwelling and associated works. Plans can be viewed on the Cornwall Council Planning Website under decision number PA24/08139.

Rights of Way

Our clients have advised that Tregarthen Pack House has a right of way over the lane. We have also been advised that the Agricultural Barn next door has a right to install a soakaway in the garden space of the Pack House if required. Our clients have advised that the Derelict cottage at the entrance will be granted permission for drainage pipes to be installed within the

boundary of Tregarthen Pack House which will lead to a septic tank being installed in the field next door. In return, the Derelict cottage will grant a right of way to the Pack House for access. As of October 2025, this is being dealt with via solicitors.

Council Tax Band- Exempt

What3Words

///flashback.directly.poem

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

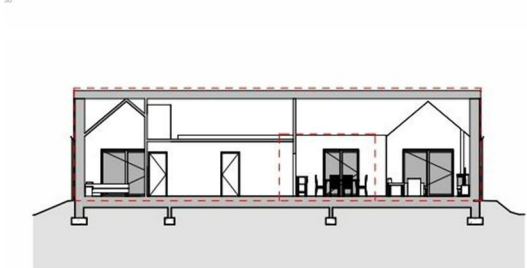
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



F Floor Plan



F - Roof Plan

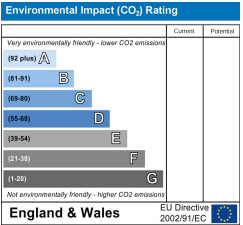
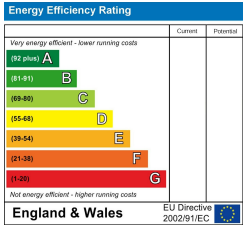


Proposed Section BA

1 : 100



Proposed Landscaping Plan



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.