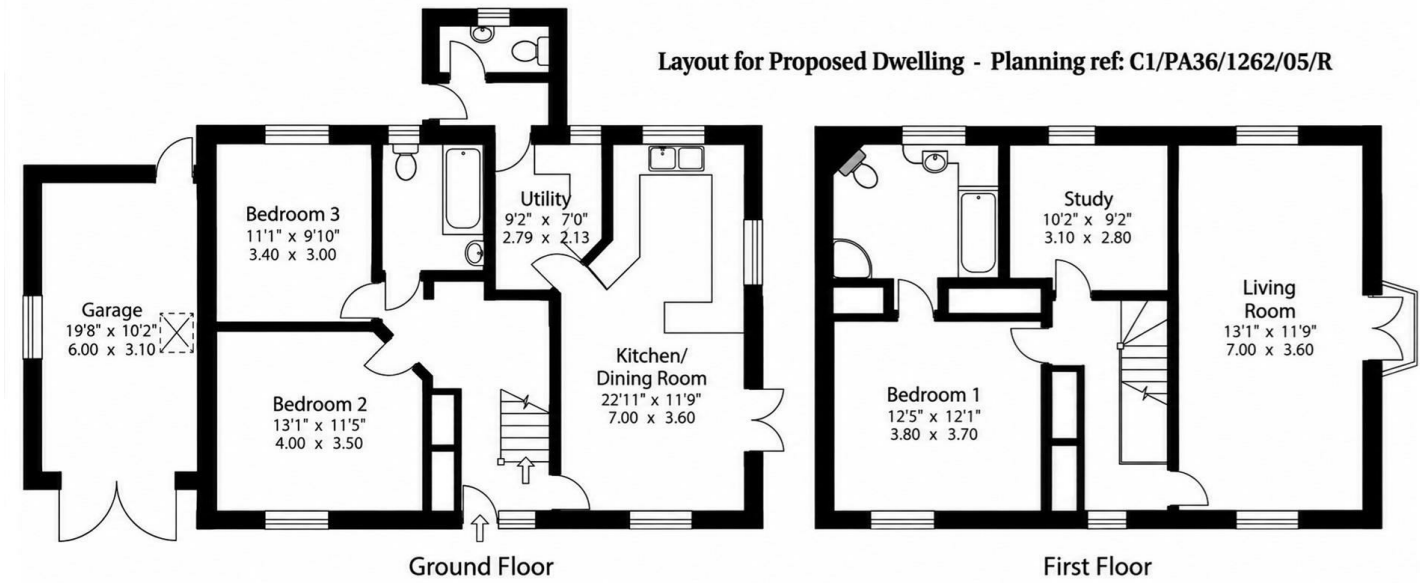


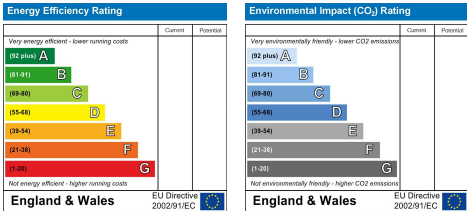
PORTLOE, TRURO



KEY FEATURES

- Individual Building Plot
- Detailed plans approved
- Foundations already completed
- A VERY RARE OPPORTUNITY
- Fabulous sea and country views
- Proposed 3 bedroom accommodation
- Services on site

ENERGY PERFORMANCE RATING



CRUGGAN BUILDING PLOT, CRUGGAN, PORTLOE, TRURO, TR2 5PS

INDIVIDUAL BUILDING PLOT IN UNIQUE COASTAL LOCATION

Former country bungalow now demolished and with foundations completed for detached traditional-style two-storey dwelling. Fabulous sea and country views. No near neighbours.

Versatile arrangement of accommodation to take advantage of the views.
Ground floor - hallway, kitchen/dining room, 2 bedrooms and bathroom.
First floor - living room, study, main bedroom with en-suite
Proposed attached garage.
Freehold.

PRICE GUIDE £395,000

CONTACT US

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GENERAL REMARKS AND LOCATION

It is very rare to purchase a building plot in open countryside and with direct views to the sea. The plot is now available following the demolition of a sub-standard farm bungalow and planning consent obtained for a replacement two storey dwelling. The foundations have already been laid to implement the planning consent and with services already provided to enable completion of the structure. The new house has been purposely designed for the site whereby the main living room is at first floor level to take advantage of the outstanding sea and country views. The detailed plans propose an open plan kitchen and dining room, utility, 2 bedrooms and bathroom on the ground floor. On the first floor will be the main living room, study/4th bedroom, and main bedroom with ensuite bathroom. The house will reflect the traditional style of a cornish house with a combination of stone and slate hung elevations. A single garage will adjoin the house.

The plot is a level parcel of land which is accessed from the private farm lane serving Cruggan Farm midway between Portloe and Portholland on the Roseland peninsula. It is a very scenic location, notable unspoiled and with little or no modern development in the immediate vicinity. The proposed property will be south facing and have spectacular views overlooking Verman Bay and also the fields stretching towards Dodman Point.

the nearest village of any size is Portloe. This is arguably the "jewel" in the crown of the Roseland Peninsula. The village has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a delightful small harbour still used by local fisherman but with the industry now concentrating

on crabs and lobsters. The local community all work to keep the village alive, organising events throughout the year. Not surprisingly most of the village has been declared a Conservation Area and there are many listed buildings. Local facilities include a pub, church, car park as well as the Lugger Hotel, a bus service runs throughout the year and the larger village of Verman is about two miles away. Here there is a pub, church, primary school, post office/general store, as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the clifftop walks in the immediately vicinity are exceptional. The nearby Carne and Pendower Beach is also a favourite with local and visitors alike. The Nare Hotel is located above Carne beach.

THE DWELLING/PLANNING

Extracts from the plans are incorporated within these particulars. These can also be obtained on the Cornwall Council website Application number PA36/1262/05/R.

The foundations for the dwelling have already been installed to implement the planning consent.

A Community Infrastructure Levy (CIL) may apply and enquiries regarding this should be directed to the planning authority.

SERVICES

Mains electricity is connected to the site. Private drainage system also constructed. Private water supply.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872



242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

From the hamlet of Treviskey (just above Portloe and to the east of Verman) take the minor country road towards Portholland. After about half a mile turn into the unmarked concreted lane on the right hand side. This lane leads into Cruggan Farm. When approaching the first bend bear left where the plot is immediately on the left.

