



The Barns,

Lower Boscarne, Nanstallon, Bodmin, Cornwall, PL30 5LG

KIVELLS

The Barns

Lower Boscarne, Nanstallon, Bodmin, Cornwall,
PL30 5LG

£750,000 Guide Price

Full planning permission granted

Approximately 19.9 acres

Outstanding Camel Valley location

One luxury residence and two holiday cottages

Approximately 6,940 sq ft of existing buildings

Comprehensive structural report, Ecology and BNG
Reports completed

Excellent lifestyle and income opportunity

South facing courtyard setting



Situation

An exceptional collection of traditional Cornish stone barns with full planning permission for conversion into a substantial country residence together with two holiday letting cottages, occupying approximately 19.9 acres within the Camel Valley.

Enjoying a peaceful south facing position overlooking the Camel Valley, Lower Boscarne Barns represents an increasingly rare opportunity to acquire a traditional farmstead with the benefit of full planning permission already granted for an exciting redevelopment.

The consent allows for the conversion of the existing barns into one impressive residential dwelling together with two high quality holiday letting properties, creating an exceptional lifestyle and income producing opportunity in one of North Cornwall's most desirable rural locations.

The property extends to approximately 19.9 acres of gently sloping pasture, together with extensive traditional buildings, modern agricultural buildings (with further potential) and a delightful position close to the River Camel and popular Camel Trail.



Lower Boscarne occupies an enviable position within the highly regarded Camel Valley, surrounded by attractive rolling countryside yet remaining conveniently positioned approximately two miles from Bodmin and five miles from Wadebridge.

The Camel Trail lies immediately nearby providing miles of walking and cycling, whilst the Camel Estuary, Rock, Padstow, Polzeath and the North Cornwall coastline are all within comfortable driving distance.

The nearby Camel Valley Vineyard has become one of Cornwall's best known visitor attractions and further enhances the appeal of this exceptional location.

The Barns

Constructed predominantly from traditional Cornish stone beneath slate roofs, the buildings retain an abundance of original character including granite quoins, stone elevations, impressive ceiling heights and exposed roof structures.

The principal courtyard arrangement offers an outstanding opportunity to create an exceptional residential scheme whilst retaining the agricultural heritage of the site. The buildings extend to approximately 645 sq.m (6,940 sq.ft) in total and occupy a private south facing setting around traditional farmyards.

Planning Permission

Full planning permission has been granted by Cornwall Council under application PA25/09335 for:

Conversion of redundant agricultural barns into one residential dwelling and two holiday letting units.

The approved scheme provides for:

- One substantial detached country residence.
- Two independent holiday letting cottages.

- Associated parking, landscaping and access improvements.

- Biodiversity enhancements.

- Phosphate mitigation land.

- Retention and enhancement of the traditional farmstead character.

Copies of the planning permission, approved plans and supporting reports are available from the selling agents or download from the Cornwall Planning Portal.

Structural Report

A comprehensive structural report has been undertaken by Martin Perry Associates in support of the planning application.

The report concludes that the traditional stone buildings are suitable for conversion, identifying principally localised repair works to certain roof timbers, lintels and areas of water ingress together with routine strengthening works associated with conversion. The substantial stone walls were generally found to be in good structural condition with no evidence of significant movement or instability. The full structural report is available upon request.



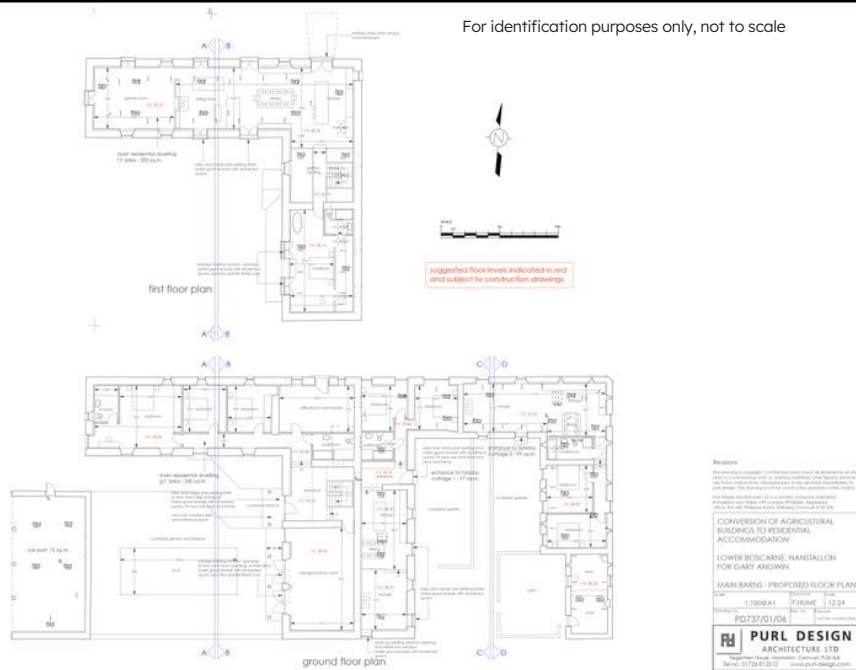
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Ecology

Extensive ecological work has already been completed in support of the planning consent including:

- Preliminary Ecological Assessment.
- Bat surveys.
- Emergence surveys.
- Biodiversity Net Gain Strategy.
- Biodiversity Metric calculations.

Protected bat roosts were identified within the buildings and the approved planning permission incorporates an agreed mitigation strategy and biodiversity enhancements allowing the development to proceed subject to compliance with the approved ecological conditions and licensing process.

Land

The property extends to approximately **19.9 acres (8.05 hectares)** of productive gently sloping pasture surrounding the farmstead.

The land enjoys attractive views across the Camel Valley and benefits from direct access towards the Camel Trail together with frontage close to the River Camel.

The land provides considerable amenity value together with opportunities for equestrian, conservation or smallholding interests, subject where necessary to any required consents.

Services

Prospective purchasers should satisfy themselves regarding the availability and condition of all services.

Planning approval includes provision for a new foul drainage treatment system in accordance with the approved drainage assessment.

Planning Conditions

The planning permission is subject to the usual planning conditions together with biodiversity, contamination and ecological requirements including approval of a Biodiversity Gain Plan, Habitat Management and Monitoring Plan and associated ecological mitigation prior to commencement of development.

Agents Note

The approved planning permission represents a significant enhancement of the property, with detailed technical reports already completed including structural engineering, ecology, biodiversity net gain and drainage assessments. Purchasers are advised to review the planning documents and associated reports prior to exchange of contracts.



Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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