

Artist's impression of proposed build



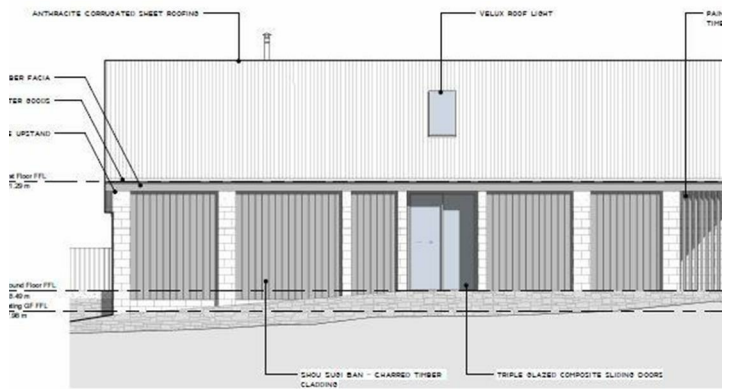
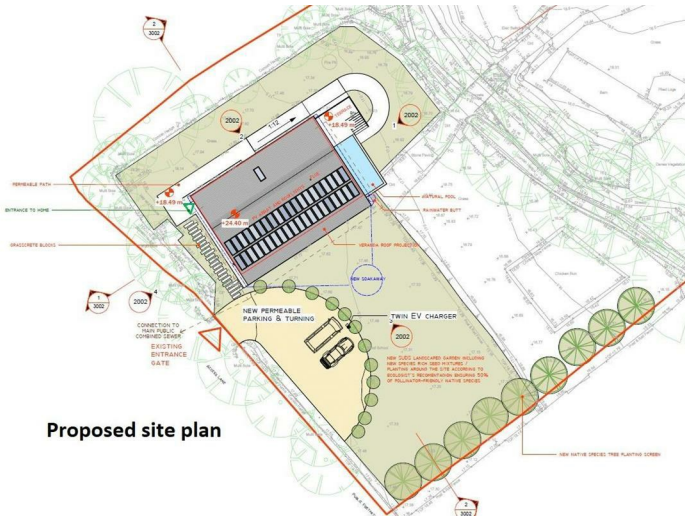
Gwennel Dwr, The Old Stable Block, Roscarrack Road, Maen Valley, Falmouth, TR11 5BL

Guide Price £300,000

A very rare opportunity to acquire a consented site for the conversion of an existing stable block and the development of a stunning, architect designed, 3/4 bedroom contemporary residence, located within the idyllic surroundings of Maen Valley, on the immediate outskirts of Falmouth, offering excellent proximity to the town yet nestled away in a highly private and rural setting. 'Gwennel Dwr' is situated within an attractive plot of approximately 0.5 of an acre. The development site is very close to Swanpool Nature Reserve and Budock Water, with easy access to the iconic South West Coast Path, leading to Maenporth Cove. Planning Application number PA24/07550.

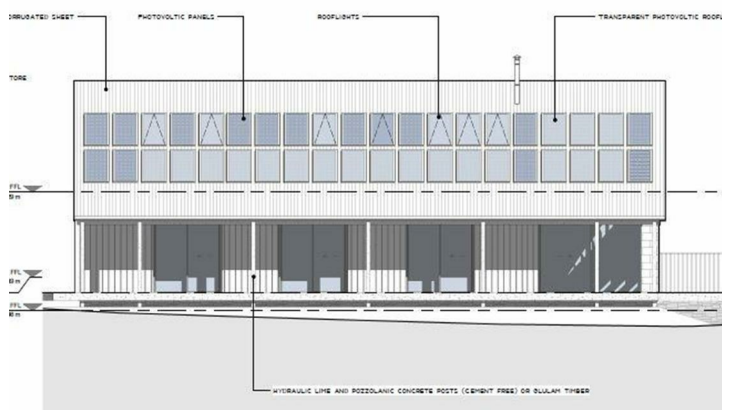
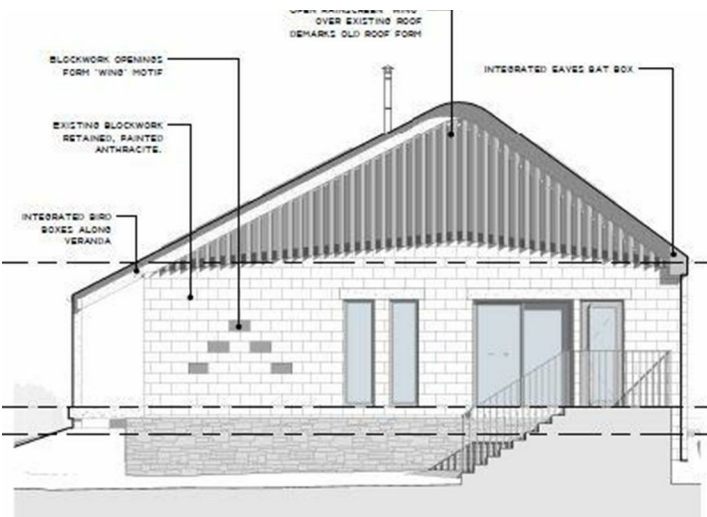
Key Features

- Rare and exciting residential development opportunity
- Permission granted to create a stunning contemporary residence of approximately 2,400 sq ft
- Delightful rural setting on the immediate outskirts of Falmouth
- Planning Application number PA24/07550
- Planning for conversion of existing stable block
- Set within a particularly large plot of approximately 0.5 acres (rare for Falmouth)
- Possibility of further land available by separate negotiation



NORTH

SCALE: 1 : 50



SOUTH

SCALE: 1 : 50

LOCATION

'Gwennel Dowr' is situated on the quiet rural road leading into Maen Valley, within approximately one mile of Swanpool Beach and the south Cornish coastline, and two miles from the centre of the port of Falmouth. Maenporth Beach, Mawnan Smith, Trebah and Glendurgan Gardens, and the sailing waters of the Helford River are a few minutes' drive away, as are the sailing waters of Falmouth Harbour and the Fal Estuary, together with the university campus at Tremough. The cathedral city of Truro is approximately twelve miles distant, and from where there is a main-line rail link to London (Paddington).

SERVICES

Prospective purchasers should make their own enquiries through the relevant service providers.

AGENT'S NOTE

For any further information, please contact the office or, alternatively, refer to the online Planning Register of Cornwall Council.

VIEWING

Strictly and only by prior telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



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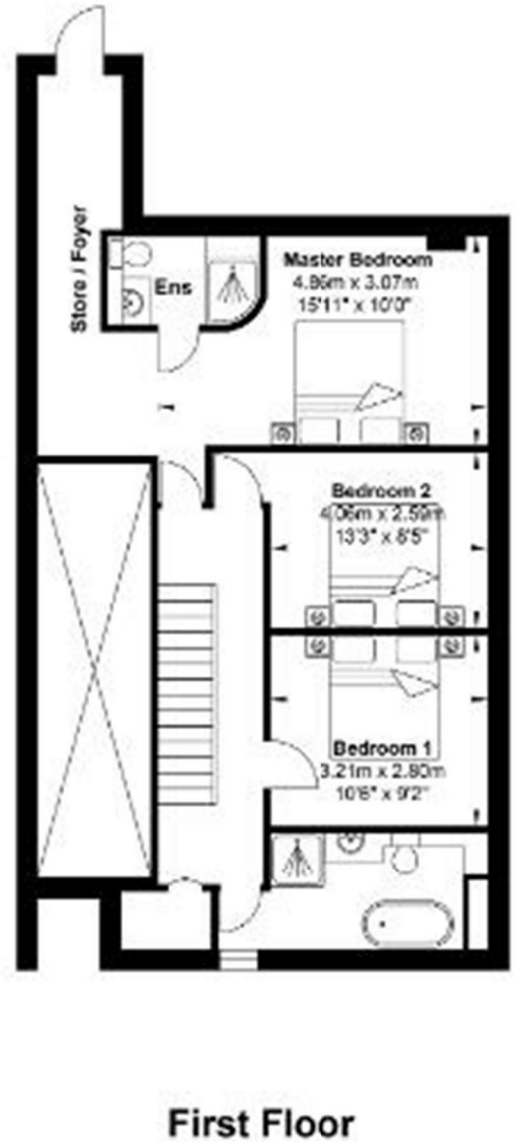
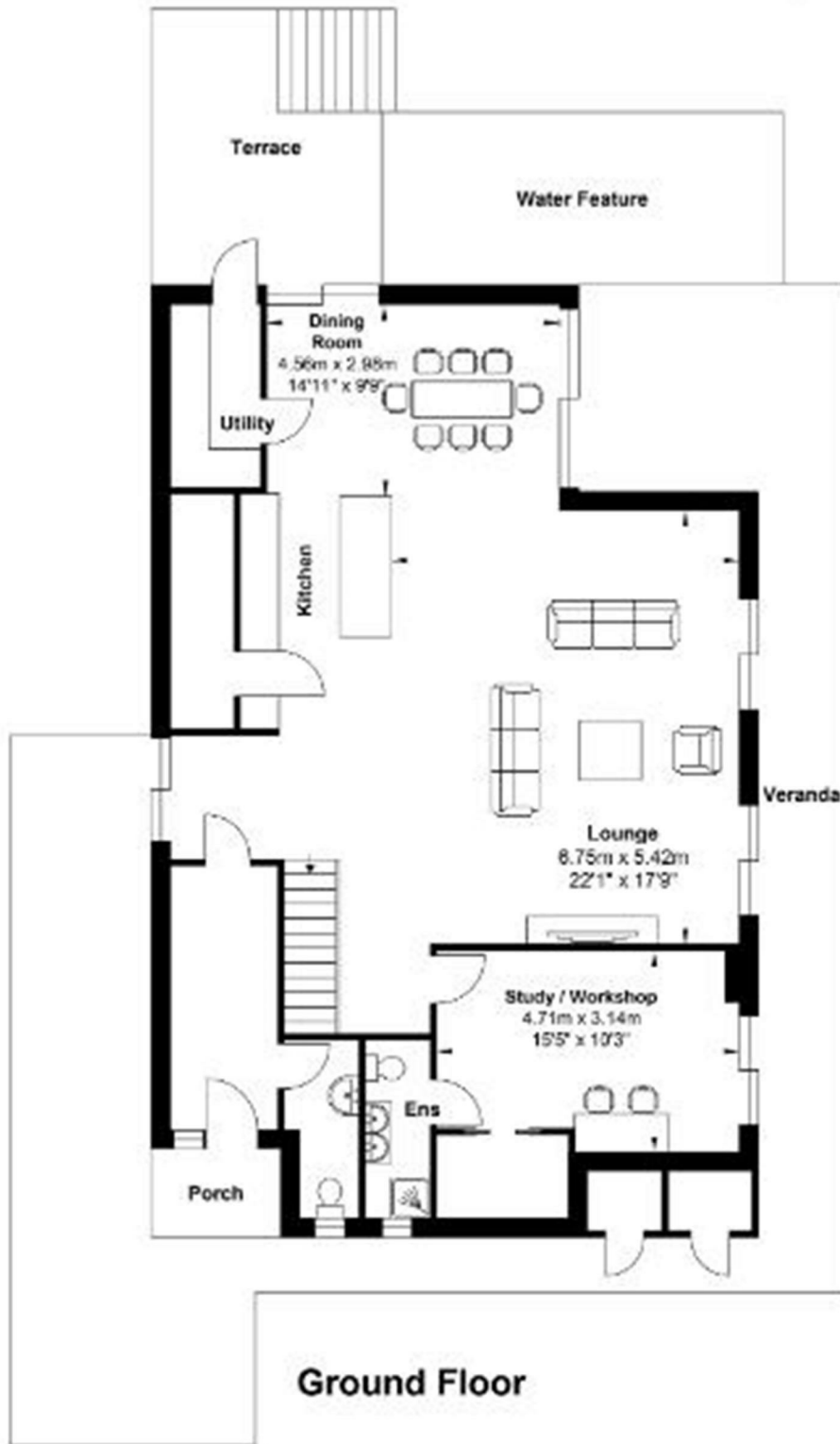
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Floor Plan



Gross internal floor area (approximately) : 222.96ft² / 2,400ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.