



Holmewood Farm

Holmewood Farm, St. Day, Redruth, Cornwall, TR16 5PZ



St Day ½ mile Chacewater 1 mile Scorrier
A30(T) 2 miles Truro 6 miles

An opportunity to purchase a fine well-advanced residential conversion with about 3.87 acres of land

- Well Positioned
- Conversion for Completion
- 3 Bedroom Residence
- 1,162 sq ft
- Mains Water and Electricity to Site
- Private Drainage Part Installed
- Adjoining Pasture Fields
- Total about 3.87 Acres
- Views
- Freehold

Guide Price £375,000



SITUATION

Situated in a semi-rural position between the villages of St Day and Chacewater near the hamlet of Little Beside, Holmewood is ideally positioned to access the villages of the area, the town of Redruth to the west, the cathedral city of Truro to the east and the A30(T) to the north.

TOWN AND COUNTRY PLANNING

Detailed planning permission was granted by Cornwall Council of 7th January 2019 (application number PA18/10705) for conversion and extension of stables to form dwelling. This consent was amended by grant of detailed planning permission on 7th September 2021 (application number: PA21/07189) for the conversion and extension of original stables to form a dwelling.

Copies of the original Decision Notice and all relevant planning documentation is available from Stags' Truro office on request or can be visited online at the Cornwall Council online planning register.

DESCRIPTION

As the attached floor plan shows, the conversion is for the creation of a part single and part two-storey residential dwelling with, on the ground floor, an Entrance Hall, a spacious open-plan Kitchen, Living and Dining Room, downstairs Bathroom, downstairs double Bedroom with En Suite Bathroom, and on the first floor a small Landing, two other Bedrooms and a Shower Room.

Building works have been completed to a relatively advanced stage. Completion and installation works required include finishing the roof, all doors and windows, underfloor heating, kitchen and sanitary ware, electrics, plaster boarding, plastering, decoration, some external masonry work and pointing, exterior landscaping,

completion of the drainage system and so forth.

The residence faces east overlooking its own land which is divided into a number of good pasture fields. In total, Holmewood extends to about 3.87 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

COMMUNITY INFRASTRUCTURE LEVY

There is a Community Infrastructure Levy.

DIRECTIONS

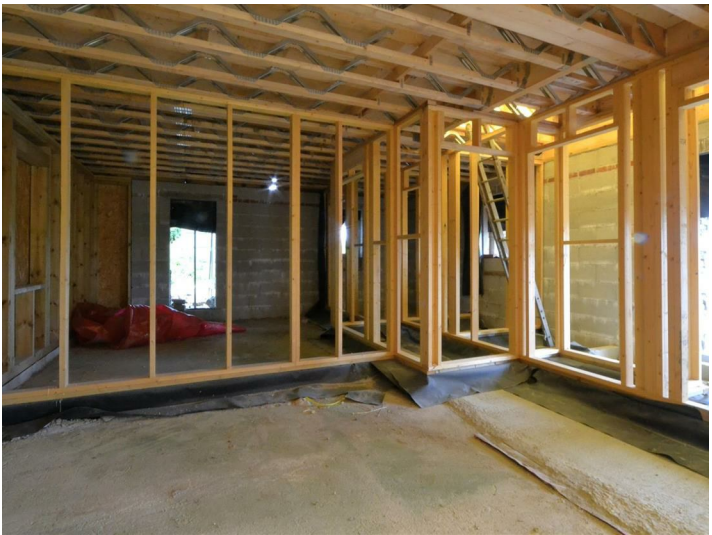
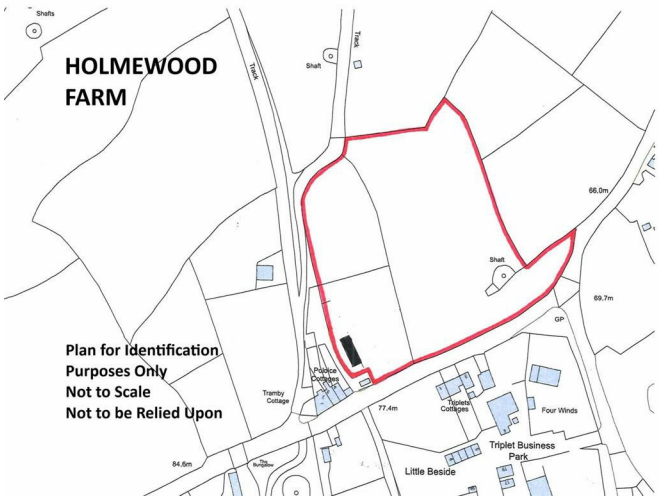
From Truro follow the signs to Chacewater and on exiting the village turn left to St Day. Drive up the hill, pass Truro Tractors and drive down into the valley. Ignore the turning to the left to United Downs and Holmewood will be seen on the right after about a further 60 yards.

SERVICES

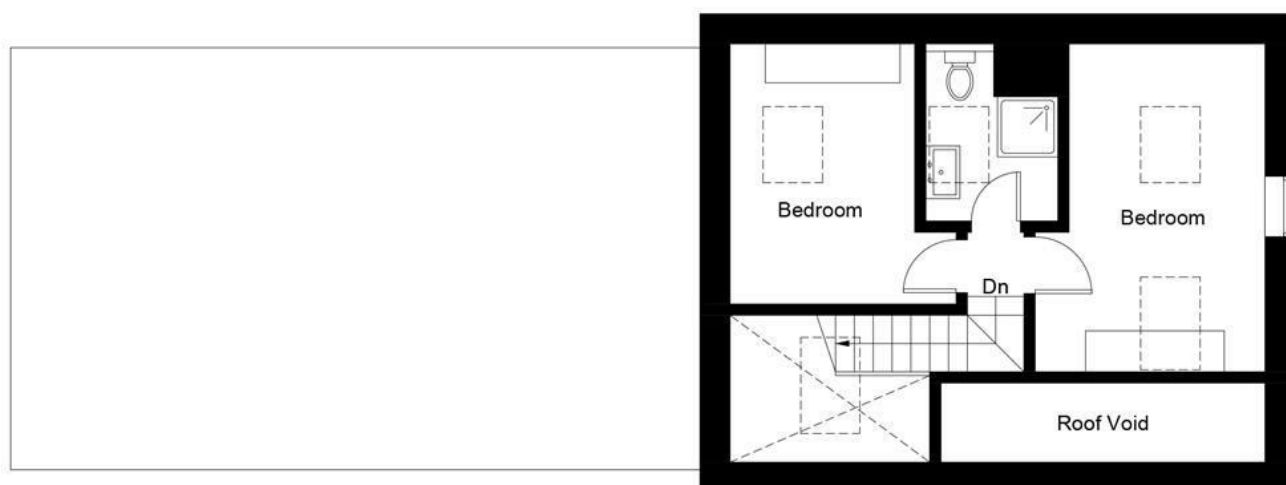
Mains water and electricity to site. Pipework to private drainage system partly installed. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: EE, 02, Three and Vodaphone likely outside (Ofcom).

GATE POSTS

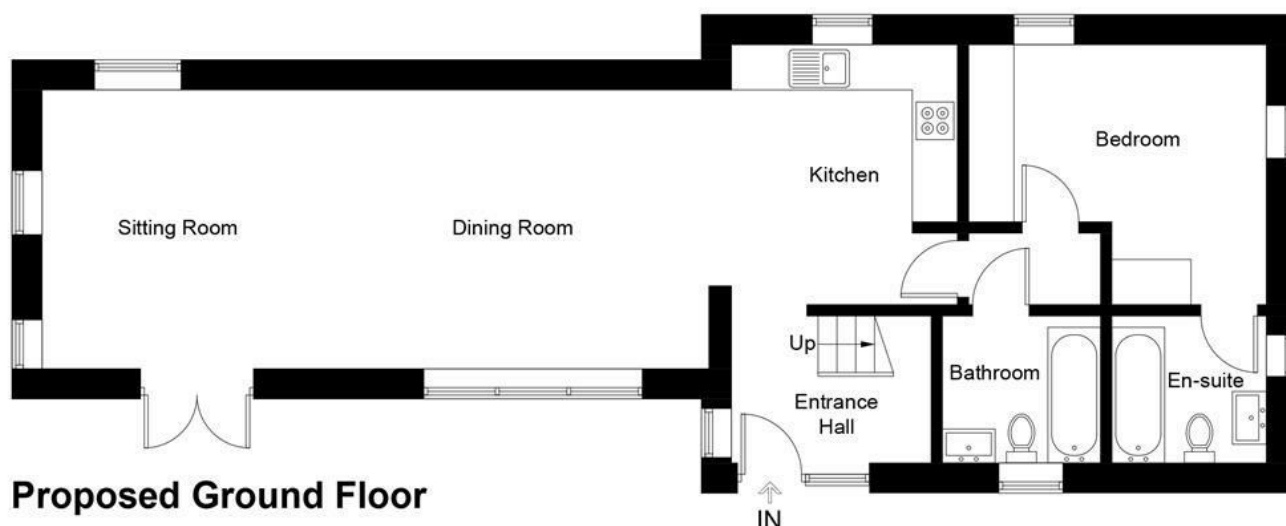
There are a pair of cut granite gate posts on site which are available if desired by way of additional negotiation.



Approximate Gross Internal Area
108.0 sq m / 1162 sq ft
(Excluding Roof Void)



Proposed First Floor



Proposed Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1210626)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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