

EST. 1999

CAMEL

COASTAL & COUNTRY



Bone Mill Bone Mill Road

Bolingey, Perranporth, TR6 0AS

£385,000



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Bone Mill Development

With Planning Permission – Dating back to the mid to late 19th century, this former Bone and Corn Mill is located in the rural hamlet of Bolingey and is set to become part of a striking, cross contemporary and period family living. Set within its own grounds, which include a small woodland and a beautiful enclosed meadow totaling approximately 0.8 acres, it is ideal for those looking to build their dream home with a bit of land, close to the coast. Planning documents can be found on the Cornwall planning register - REF PA22/04156

The dwelling will truly combine the old with the new, retaining original features such as the old stone walls, Delabole slate roof, and the reinstated water wheel, while incorporating an expanse of glass overlooking the meadow. The granted planning permission and the existing architectural design aim to preserve the site's historical character while adapting it for modern use.

Accommodation for the new dwelling will

comprise three bedrooms, a living room, kitchen/diner, family bathroom and a master en-suite, and a utility room.

Some History of The Mill

The Bone Mill on Bone Mill Road in Bolingey, near Perranporth, Cornwall, is a historic industrial site dating back to the mid to late 19th century. Originally, it functioned as a bone and corn mill, serving the agricultural needs of the local rural community. Archaeological investigations have uncovered features such as a post-medieval leat and boundary walls, indicating the site's historical significance.

The barn is considered a non-designated heritage asset, meaning it is a structure, site, or landscape of historical, architectural, archaeological, or cultural significance that does not benefit from statutory protection through national listing. Bone Mill Road, where the mill is located, takes its name from the historic Bone Mill itself.

Directions

Sat Nav: TR6 oAS

What3words: ///extension.salad.cuter

For further information please contact Camel Coastal & Country.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

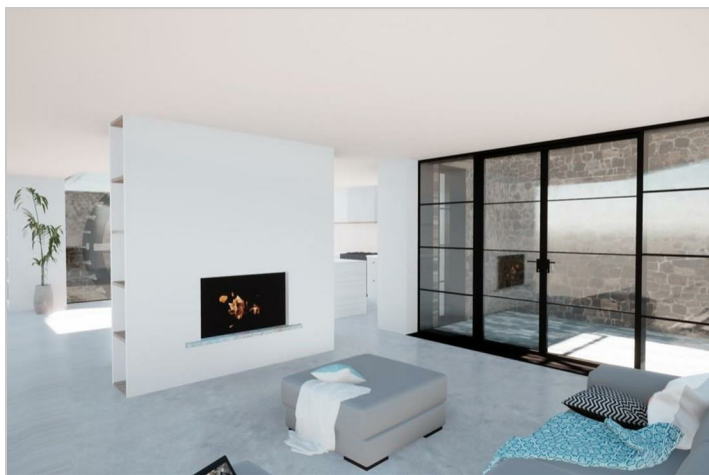
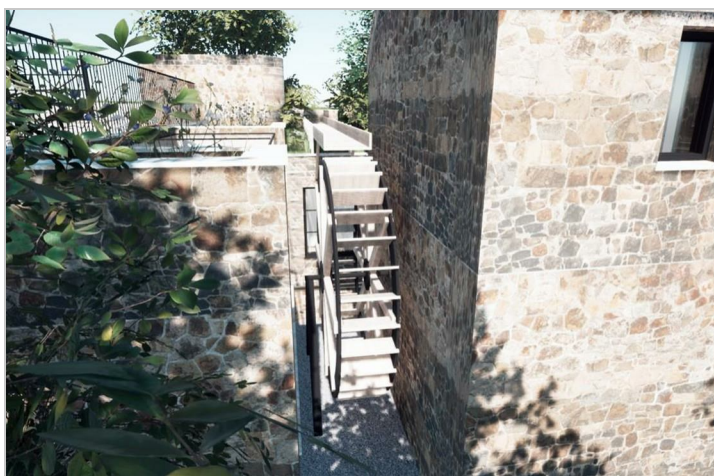
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that

the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



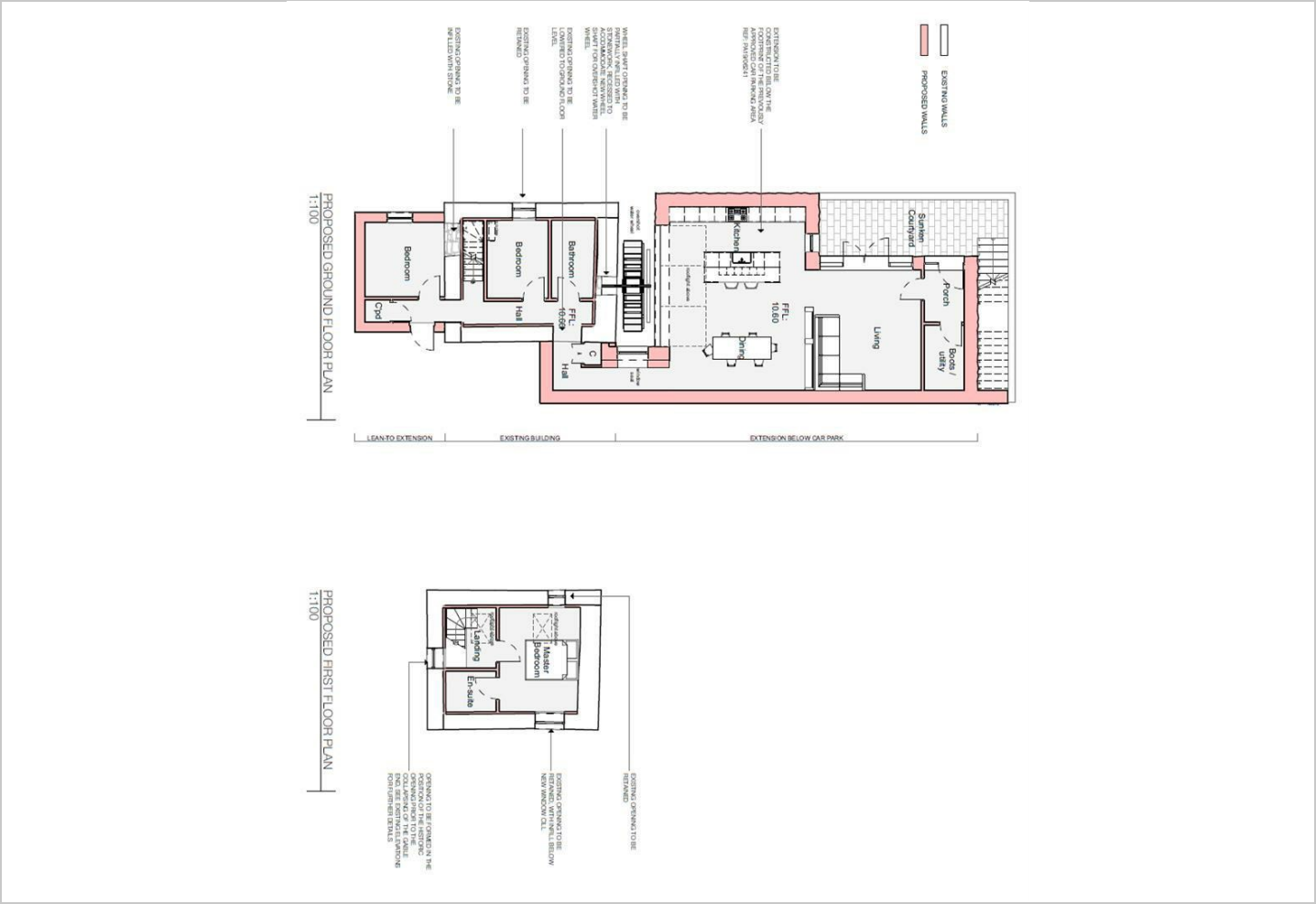
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.