Meadow View Barn, PL26 - Rare Meadow Building Plot with Plans for a Striking Architect-Designed Home

Guide Price £295,000

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At Home Cornwall Ltd Company Reg: 12746530

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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- Rare opportunity to acquire a building plot set within its own approximately half-acre garden meadow.
- Proposed accommodation extending to approx. 3,569 sq.ft / 331.5 sq.m over two floors
- Opportunity to create a bespoke home tailored to personal taste and specification
- Impressive proposed double-height entrance hall with statement split staircase and galleried landing
- Proposed cinema room, gym, home office and utility / boot room providing exceptional versatility
- Proposed one-off architect-designed contemporary residence offering a true “Grand Designs” style home
- Set within approximately half an acre with countryside and meadow views
- Stunning proposed open-plan living / kitchen / dining space with central feature fireplace wall
- Five proposed spacious double bedrooms, including a luxurious principal suite with en-suite and walk-in wardrobe
- Expansive glazing and sliding doors designed to maximise natural light and countryside views

A rare chance to acquire a beautifully positioned building plot set within its own approximately half-acre garden meadow in a private rural setting near Carthew, on the outskirts of St Austell. With planning reference PA24/09684, the proposed architect-designed home extends to approx. 3,569 sq.ft and offers a true Grand Designs style opportunity. Plans include a dramatic double-height entrance hall, statement split staircase, expansive open-plan kitchen/living/dining space, cinema room, gym, home office, utility/boot room and five bedrooms, including a principal suite with en-suite and walk-in wardrobe. Approached via an impressive long driveway passing

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landscaped grounds and the water mill, the plot offers privacy, countryside views and a wonderful sense of arrival. Close to St Austell, Charlestown, Carlyon Bay, Porthpean and the Eden Project, this is a standout opportunity to create a bespoke contemporary home in a desirable rural/coastal setting.

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