



The Barn



Camborne West A30(T) 4 miles Hayle 4 miles

An attractive converted barn, buildings and grounds with consent for four holiday cabins (December 2015)

- 1 Bedroom Dwelling
- Character Accommodation
- Mature Gardens & Grounds
- Garage/Workshop (Potential for Conversion – STP)
- Useful Outsheds
- Polytunnel
- Consent for 4 Holiday Cabins (December 2015)
- Drainage Infrastructure Laid
- Private Water Infrastructure Laid
- Total c.1.75 Acres

Guide Price £375,000

SITUATION

The Barn is situated in Wall within the popular Parish of Gwinear which offers a range of local facilities and amenities. These are supplemented further by the nearby towns of Hayle and Camborne.

THE BARN

Converted by the current owners in 2001, The Barn presents to the open market a pleasant single storey dwelling. A part glazed front door opens to a vaulted Living Area with tiled floor and shelving with beyond, a Kitchen. With U-shaped range of units and wooden worktops, the Kitchen includes a breakfast bar, stainless steel double sink unit, electric cooker with five gas rings and extractor hood over, cupboards and drawers and space for free-standing refrigerator/freezer. There is a double aspect with outlook to the garden and an opaque part glazed door opens to a side Utility Room with stainless steel single drainer sink unit and range of base level cupboards with worktop surfaces and space and plumbing for dishwasher and washing machine.

The Bedroom has a vaulted ceiling and high level storage and a Bathroom with compatible tiling, bath with Victorian style mixer tap shower fitment, wc and pedestal washbasin. Overall, a character L-shaped dwelling with outside private seating area.

THE GARAGE/WORKSHOP

A fine detached Garage/Workshop comprising a Garage about 18'6 x 16'6 with vehicular doors, side door, power and lighting and concrete floor and an adjoining Workshop Room about 11'10 x 9'9 with worktop with stainless steel sink, wall shelf and part glazed door to wc, Adjoining is a Pump House housing the borehole equipment.

If desired, it is considered that the Garage/Workshop offers potential for conversion to create additional accommodation - subject to all necessary consents and approvals.

Opposite is a useful Outshed about 17'4 x 13'7, adjoining Store and small adjoining Store about 9'10 x 6'4.

THE GARDEN

There are mature and extensive gardens with The Barn with an area of lawn, paved seating area and natural grounds with mature tree standards. Within the garden is a Polytunnel about 26' x 15' (base level).

TOWN AND COUNTRY PLANNING

Detailed Planning Permission was granted by Cornwall Council on 16th December 2015 (application number PA15/09013) for the construction of four holiday cabins within part of the smallholding with a field of about 1.15 acres.

The Vendor has laid private drainage pipes from each of the four plots to a septic tank; a water pipe from the borehole to each of the plots; as well as, underground pipes with drawstrings for electricity. Further details can be viewed on the Cornwall Council online planning register – www.planning@cornwall.gov.uk.

VIEWING

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

DIRECTIONS

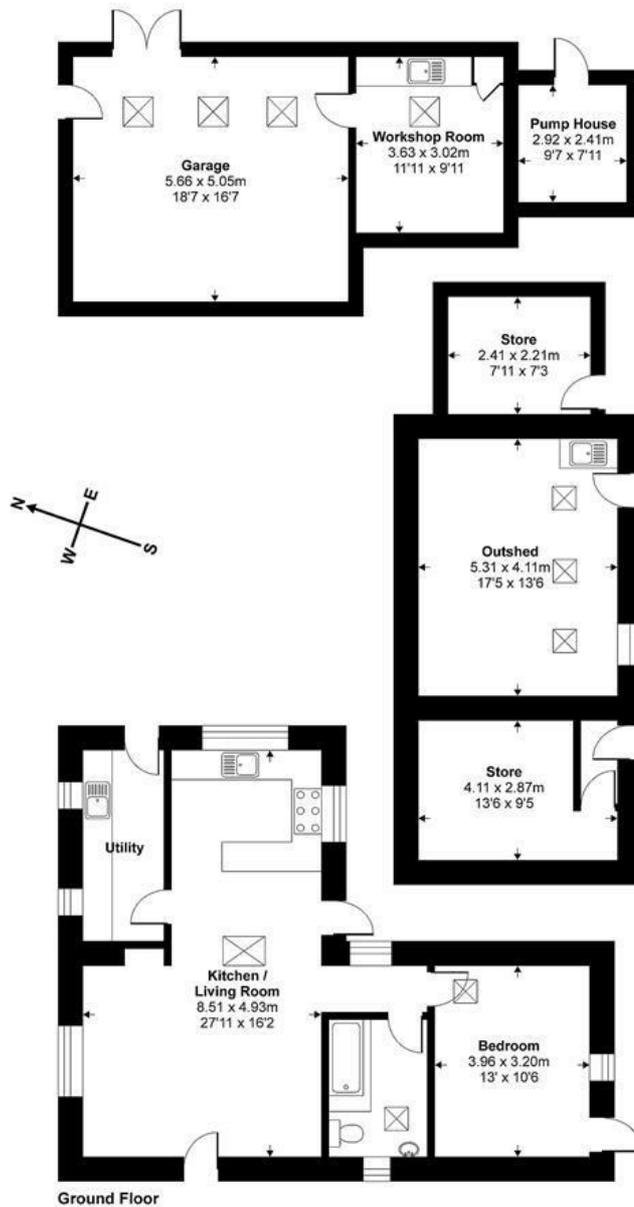
From Camborne take the B3303 towards Helston and Praze an Beeble. On the outskirts of the town, turn right towards Penponds. Drive out of the town and continue on to Baripper. Continue through the village and onto Carnhell Green. Drive straight through the village, ignoring the turning to the right towards Gwinear, follow the road through the left and right zig-zag, pass the entrance to Parbola and the entrance to Wall Farm will then be seen on the left-hand side after about a further 50 yards. There are a pair of granite pillars. Pass Rowangarth and continue into and through the yard to the entrance to The Barn in the far corner.

SERVICES

Mains gas and electricity connected. Underfloor heating. Private borehole water supply. Private drainage. TV and telephone points. Double-glazed.



Approximate Area = 683 sq ft / 63.4 sq m
 Outbuilding = 984 sq ft / 91.4 sq m
 Total = 1667 sq ft / 154.8 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 717069

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

England & Wales

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