

JOANIES MEADOW, PENROSE, ST EVAL, WADEBRIDGE, CORNWALL PL27 7TB



A rural building plot in almost 4 acres of land with outline planning permission for one dwelling and a farm building with storage, located within the ancient North Cornwall hamlet of Penrose, close to the coast near Porthcothan Bay.

Guide Price: £395,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
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Situation:

Penrose is a tiny rural hamlet comprising historic cottages centred on a village green. In recent times the hamlet has grown with newer homes, yet it remains a sleepy, 'out of the way' countryside community. It is by no means isolated for St Eval is 2 miles away where local amenities include a Post Office, convenience store, primary school and parish church. Newquay Airport is 10 miles distant and the beautiful family safe surfing beach of Porthcothan Bay just 2½ miles away. The hamlet is located 5 miles south of the ancient port of Padstow, renowned now for its safe harbour, quaint shops and respected eateries plus its schooling and health facilities. 11 miles to the south, beyond St Columb Major is the A30, Cornwall's main arterial route.

The Property

It is exceedingly rare to find a building plot with land, let alone in such a scenic and highly sought after north Cornwall location. An opportunity not to be missed! This property comprises a 3.9 acre site on the very fringe of the hamlet. It is accessed directly from the Council road into an area where Conditional Outline Planning permission was granted for one dwelling on 01/04/2021 under Application No. PA21/01529. Beyond the building plot, with a warm southerly aspect, the agricultural field drops down into the sheltered valley where a stream runs along the outside of the southern most boundary and through the bottom south-west corner of the field. Conditional Planning Consent was also granted on 21/04/2022 for a proposed farm building for storage purposes under Application No. PA21/12310.



Services: No mains services are connected to the property. Interested parties are advised to make their own enquiries of the relevant utility companies.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings by appointment with the sole selling agents Lodge & Thomas.

Directions: From the town of St Columb Major, head north towards Wadebridge on the A39 to Winnards Perch roundabout. Here take the first exit signposted Padstow on the B3274. After 3 miles turn left at the crossroads signposted Seven Bays Park, Atlantic Bays, St Merryn Park and Treginegar. At the next cross roads turn left and proceed down the hill and through the village of Rumford bearing right in front of the old garage. At the junction at the top of the hill turn right and follow this road into the hamlet of Penrose where the property for sale will be found on the left hand side identified by a Lodge & Thomas for sale board.

what3words///interview.frozen.tributes

