

The Piggery, Menerdue, Carnmenellis, Redruth, Cornwall TR16 6PE



Detached former piggery for conversion
Conditional consent for creation of a private dwelling
Approx. 1.3 acre field
Pleasant semi-rural location

A derelict stone built former piggery in lovely rural surroundings and including 1.3 acres of land – to be sold with Conditional Planning Consent for conversion.

Guide Price: £175,000 Freehold

Situation

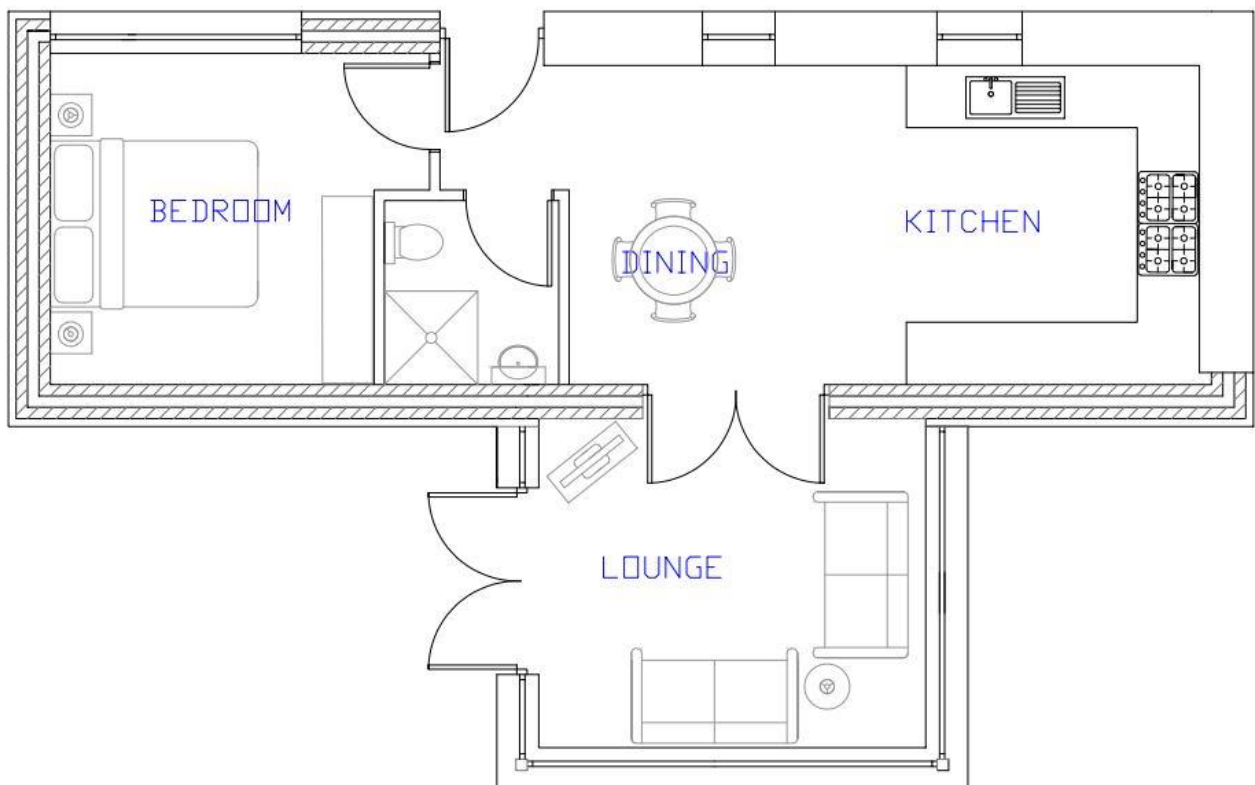
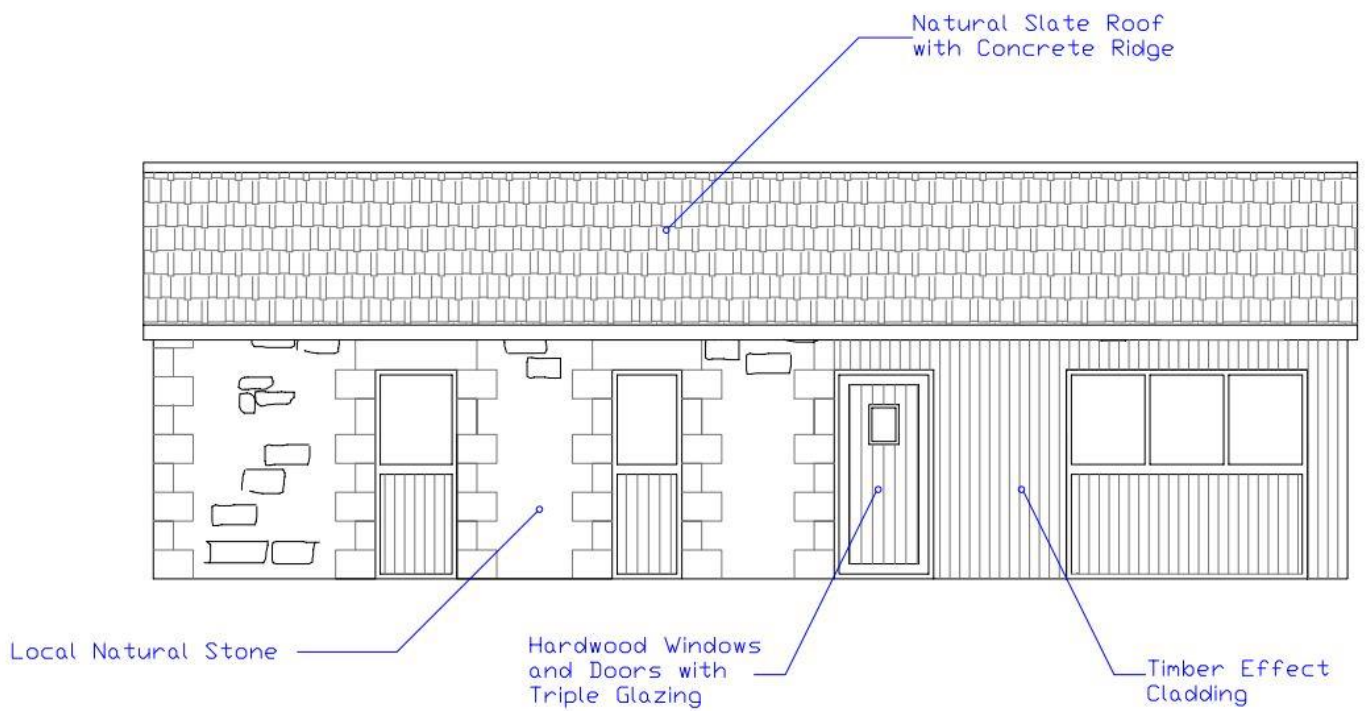
Hidden away from the road on the fringe of Carnkie, this lovely location is central to Stithians Reservoir and many villages in the area. It is an area that is easily accessible for Falmouth and the south coast. It is just 1 mile off the A394 at Rame where there is a village store/Post Office and 1½ miles from Halwin primary school near Porkellis. Falmouth is approx. 6 miles away, Helston/RNAS Culdrose 8 miles and the Cathedral town of Truro, 11 miles.

The Property

A grant of Conditional Planning Permission was made on the 6th April 2023 for the reinstatement of the former piggery building to create a one bedroom residential dwelling – Planning Application No. PA22/08047. The site has been opened up to improve access whilst both electricity and water are already on site together with private drainage to a shared septic tank. The property also has access to a well, where the water is untested. This really is an opportunity to create an individual character home, with the added benefit of a field from growing crops or keeping animals.



Proposed Plans



Services: Mains electricity and water are on site. Private drainage has been installed for sharing with a neighbour. None of these services have been tested and therefore no guarantees can be given.

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: Strictly by appointment with the sole selling agent Lodge & Thomas Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Truro/Falmouth head west along the A394 into Rame. Here turn right at the Post Office and follow the road down to the next junction. Here turn left toward Carnkie whereupon entering the village turn right signposted Penmarth and Stithians Lake. A short way along off a left hand bend, turn right into the driveway signposted Meadow Cottage. The property for sale will be found near the bottom on the left, just before what was the original farm.

what3words///dust.warblers.fidgeted

