

# LODGE & THOMAS

ESTABLISHED 1892

## Barn & 2.4 Acres adjacent to Chyreen, Treningle Hill, Lanivet, Bodmin PL30 5JX



A detached 162sqm (1,743sqft) former agricultural barn with Class Q approval for change of use to create a pair of homes, in a wonderful rural setting and adjoining 2.4 acre field.

The next door bungalow, Chyreen, with 5.4 acres is currently available to purchase separately.

**Guide Price: £250,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

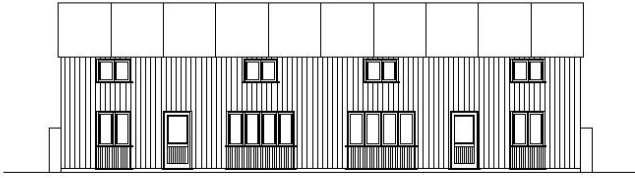
Trengle is a small rural hamlet off the A389, 1.5 miles south-west of Bodmin. From this elevated location, amidst countryside, the barn is ideally positioned for the many and varied shopping, schooling and business facilities within the former County town of Bodmin. From the town, the former railway line is now a hugely popular nature and cycle trail leading all the way through neighbouring Wadebridge to the iconic north Cornish coast harbour town of Padstow on the Camel Estuary, 14 miles away by road. Close to hand in nearby Nanstallon is a popular primary school with another primary school in Lanivet, approx. 1 mile away. Here one can take advantage of the village shops, Post Office, public house and well-known fish and chip shop, on the way to the Innis Downs junction on the A30, 1 mile further on.

## The Barn

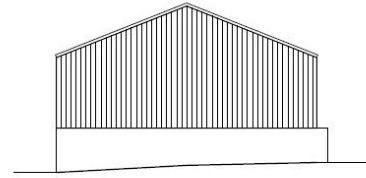
The barn is a steel framed construction with corrugated roof and cladding to the three sides. The front of the building is open.

Cornwall Council have approved a Class Q application on the 15/09/2023 under Planning Application No. PA23/06461. The permitted development must be completed within a period of three years from the date of the decision. It should be noted that a CIL payment has been calculated by the Council to be £18,129.56 – further details available on request

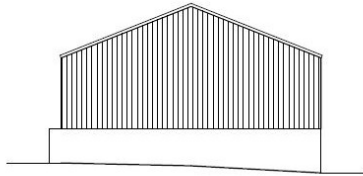




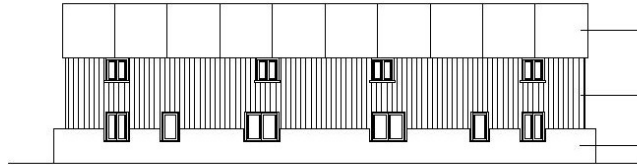
South Elevation As Proposed  
Scale: 1:100



East Elevation As Proposed  
Scale: 1:100

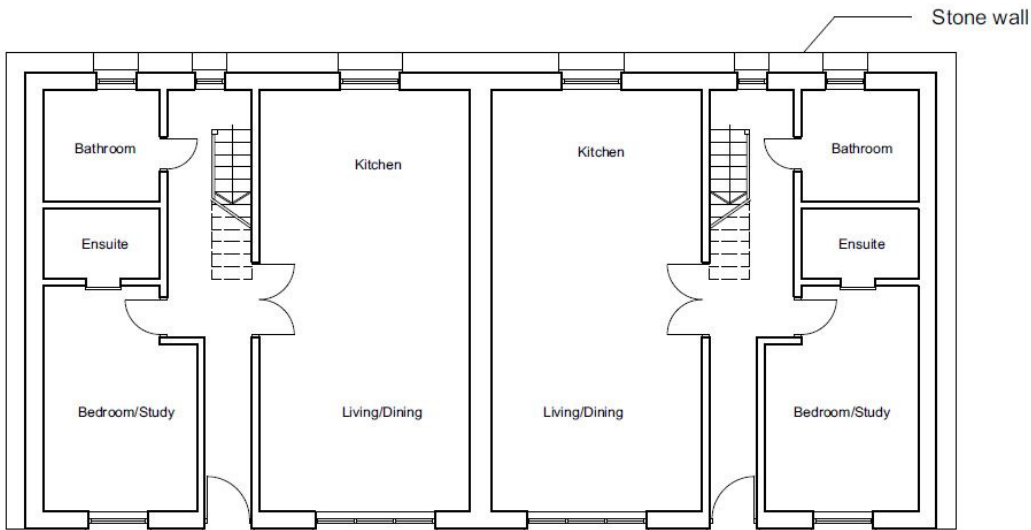


West Elevation As Proposed  
Scale: 1:100



North Elevation As Proposed  
Scale: 1:100

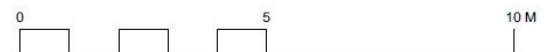
- Existing roof sheeting to be retained
- Existing wall sheeting to be retained to be retained
- Existing stone wall to be retained



Ground Floor Plan As Proposed  
Scale: 1:100



First Floor Plan As Proposed  
Scale: 1:100



**Services:** Mains electricity and private drainage are connected to the property next door. The water is currently provided by the next door farm and it is a condition of sale that the new owners of the property will provide their own water supply within 12 months of purchase. The nearest water main is believed to be on the junction at the bottom of Trengle Hill but prospective buyers are advised to make their own enquiries in this respect. 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:** Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** Leaving the A30 at Innis Downs, follow the signs for Bodmin on the A389. Proceed through the village of Lanivet to a crossroads where turn right into Trengle Hill. The property for sale will be found ¼ of a mile up the hill on the right hand side.

**what3words**///celebrate.boats.fiction

