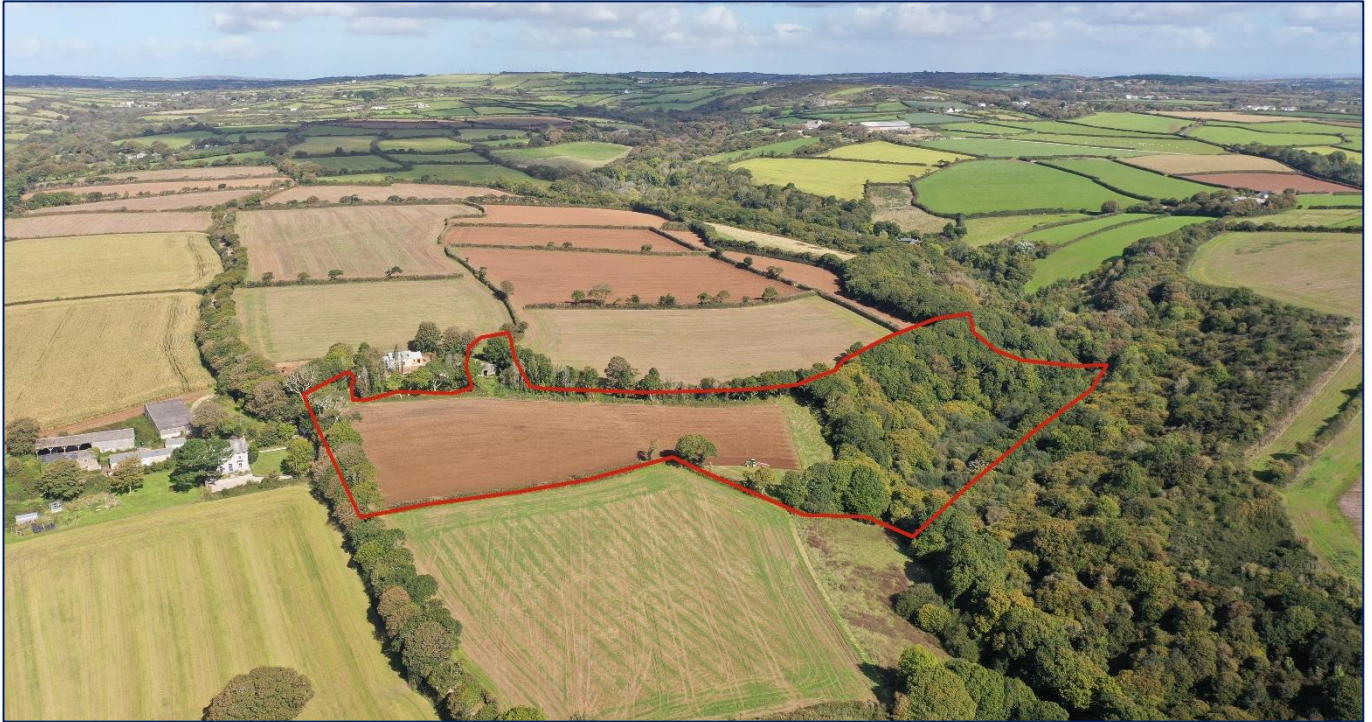


# LODGE & THOMAS

ESTABLISHED 1892

## Barn & Approx. 8.8 Acres of Land & Woodland, Higher Tolvan Farm, Tolvan, Gweek TR12 6TY



Set in a glorious position with extensive countryside views, an agricultural barn with permitted development rights to convert to a family dwelling, with adjoining pastures and woodland extending in all to 8.8 acres or thereabouts.

**Guide Price - £500,000 Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
info@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

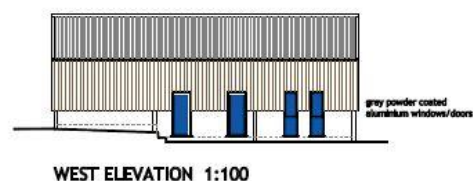
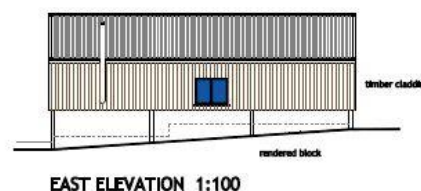
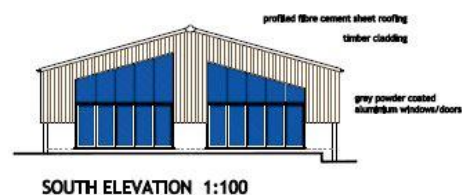
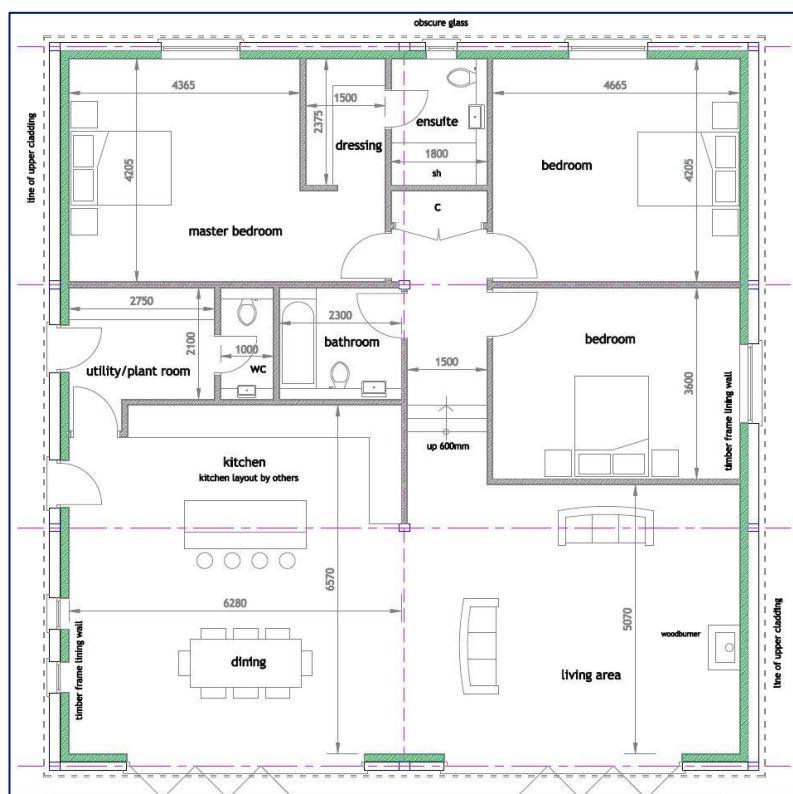
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Property

The property is approached off a minor country lane via a gated entranceway, leading round to a farm track skirting the edge of the field, where far-reaching views are enjoyed. The Barn of timber frame construction, offering approx. 166 sqm of floorspace and has permitted development rights under Class Q for the conversion to the three bedroom dwelling Ref: PA23/06223 dated 08/09/2023.



The proposed accommodation to provide open plan kitchen/diner and living room, master bedroom with en-suite, two double bedrooms, family bathroom, cloakroom and utility room. The elevations of to be timber clad to the north, east and west side, the south elevation mainly glazed to maximise the views from the property over the surrounding area. Subject to planning, there is the opportunity for a replacement dwelling, with similar projects having been undertaken within the county.



**The Land:** The barn lies in grounds extending in all to approx. 8.8 acres or thereabouts and comprises pasture and woodland. The field, a single enclosure recently sown to pasture, extends to approximately 4.45 acres or thereabouts. The land is classified at Grade III on the Land Classification Map for the area and is gently sloping and would be ideal for the grazing of livestock or horses or indeed growing of crops. Below the land and located on the eastern boundary is an area of amenity woodland extending to 3.3 acres, located within a Tree Preservation Order Area.



**Services:** No services are connected to site. Proposed services: Mains Electricity. Private water, private drainage. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A footpath runs along the northern field boundary, then through the wood. The neighbour has access from the highway over the first part of the drive to their property.

**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.

**Viewing:** Viewing strictly by prior appointment only Tel: (01872) 272722 or Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Penryn, take the A394 towards Helston. After passing through Edgcumbe turn left signed Gweek 4 miles. Follow this road for approximately 3 miles and the entrance for the barn will be found on your left as marked by a For Sale Board.

**what3words**/// <https://w3w.co/hiring.pioneered.shining>

**Photographs:** Aerial Image October 2022. Ground images October 2023



## Situation

Higher Tolvan is set in an elevated position with far-reaching southerly countryside and woodland views over the surrounding area. The barn lies a mile to the north is the delightful Helford creekside village of Gweek, boasting a public house, village shop and working boatyard. The old market town of Helston, famed for its Furry Dance, lies approximately 4.5 miles distant offering a plethora of retail and professional services along with leisure and schooling facilities. Falmouth is approximately 10 miles distant, providing access to the sheltered sailing waters of the Carrick Roads and Truro, the main administrative centre for the county is approximately 14 miles to the north-east

