

LODGE & THOMAS

ESTABLISHED 1892

Land & Stables with Planning Permission at Little Beside, St Day, Redruth TR16 5PZ



In a semi-rural position, a stable block with planning permission to extend and convert to form a detached three bedroom dwelling with adjoining grounds extending in all to 1.34 acres or thereabouts, conveniently located for access to Redruth, Truro and Falmouth.

Guide Price: £230,000 Freehold

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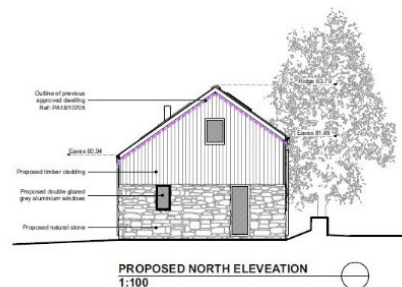
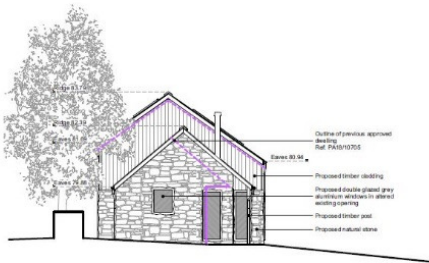
Situation

A central location just off the B3298 Scorrier to Lanner road, is a small area known as Little Beside, between Chacewater and St Day. The shopping amenities of St Day are approximately ½ a mile away and caters for most daily requirements with a convenience store, Post Office, public house and a butcher’s shop. Larger and more varied selection of shopping, schooling and health facilities are approximately 4 miles distant at Redruth, whilst those travelling further afield, the A30 is approximately 1½ miles away at Scorrier. The area enjoys a plethora of footpaths and former mining tramways, some of which link the north coast and the south coast in Cornwall.

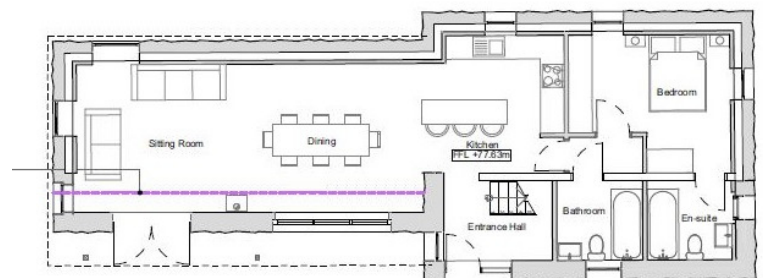
Description

The property lies in a semi rural position and enjoys views over the surrounding countryside and comprises a stable block with planning consent granted for the conversion and extension to form a residential property.

Originally, planning was granted in January 2019 for the conversion of the stable block to a dwelling amended by planning application 21/07189 for the conversion and extension of the stable block to form a residential dwelling which was passed, subject to conditions on 7th September 2021. (Full planning details available from Cornwall Planning Portal).



The proposed accommodation: **Ground Floor:** Entrance Hall, Open Plan Kitchen, Diner Living Room, Bathroom, Master Bedroom with En suite. **First Floor:** Bedroom Two, Bedroom Three, Shower Room.



The proposal will provide for a stone and timber clad elevations under a traditional slate roof with aluminium gey windows and timber doors.

Outside, the plans provide paved terrace to the front, off road parking and turning area, with lawn gardens to the front and side. Beyond the garden, lies a paddock, suitable for grazing or amenity purposes.

Proposed Services: Mains electricity, mains water (subject to South West Water connection charge), private drainage. **NB.** The purchaser will disconnect the current mains water to the stables within 1 month of completion and will be responsible for obtaining a new connection to the site from South West Water.

Agent's Note: The purchaser will also stop up the existing gateway and water trough in the boundary hedge between the sale site and the retained land, within 1 month of completion.

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.

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

Directions: From the White Cross junction on the A30 follow the signs for Scorrier and pick up the B3298 signposted Falmouth. After approximately X miles, shortly after passing through Tolgallow, turn left at the crossroads signposted Todpool and Crofthandy. The property for sale will be found ¼ of a mile along this road on the left-hand side, identified by a Lodge & Thomas for sale board.

[what3words///bluntly.daunted.protests](https://www.what3words.com/bluntly.daunted.protests)

