



Barn & Yard
Penhallick Farm, Coverack

LODGE & THOMAS
ESTABLISHED 1892

Barn & Yard at Penhallick Farm

Penhallick, Coverack, Helston TR12 6SG

Guide Price - £300,000 Freehold

- Traditional stone barn
- Potential to convert, subject to planning
- Site extending in all to approx. 0.6 acres
- Situated in an Area of Outstanding Natural Beauty
- Within easy reach of the village of Coverack

Location

Coverack is a picturesque fishing village on the south-east coast of The Lizard Peninsula in an Area of Outstanding Natural Beauty. The village has a number of shops, galleries, cafes and restaurants catering for the many local residents and the tourists, whilst the old market town of Helston lies approximately 11 miles distant, providing an extensive range of professional and retail services, along with educational and leisure facilities. The hamlet of Penhallick lies approximately 1½ miles from Coverack.

The Barn

A former agricultural barn of traditional stone construction under a slate roof with latter-day block extensions, lends itself for conversion to a residential dwelling, subject to obtaining the necessary planning consents.

Situated to the rear of the barn is a concrete yard area with dilapidated agricultural buildings. The site area, in all, extends to approximately 0.6 acres.



Pre-Planning Application advice was sought in 2023 (Planning Ref: PA23/00557/PREAPP) for the conversion of the traditional agricultural barn to a residential dwelling. The Planning Officer stated 'the conversion of this traditional farm building could meet the requirements of Policy 7, and a well-designed scheme has potential to bring the historic farm building back into use, save it from further dilapidation and enhance the immediate setting.

The Officer said he would be able to lend support in principle to the conversion of the building into a dwelling so as long as it meets the requirements of Policy 7 of the Planning Policy of Housing in the Countryside.

PROPOSED SERVICES Mains water, mains electricity and private drainage.

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.

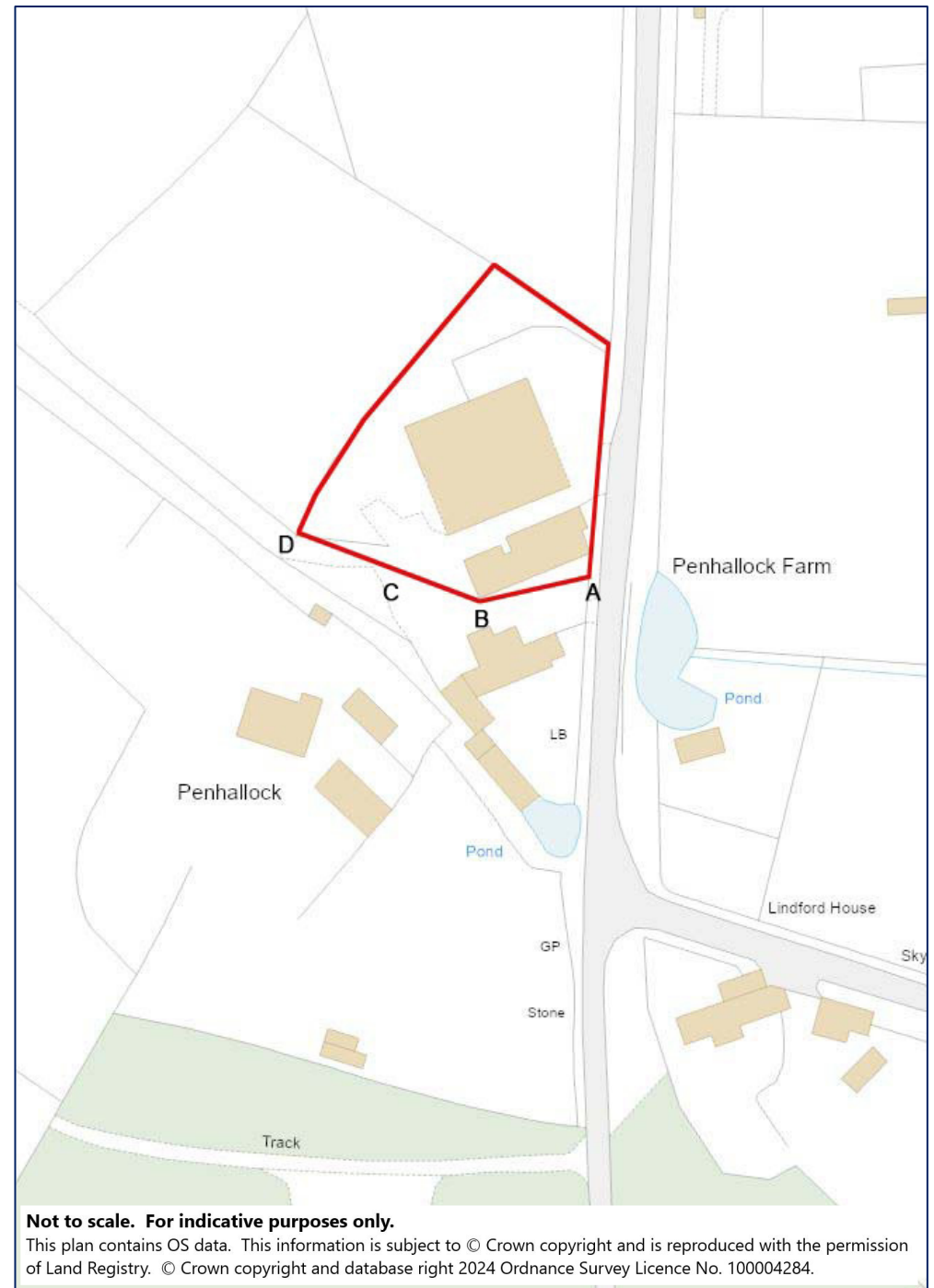
AGENTS NOTE: The purchaser will be responsible to erect a new boundary fence between points A,B,C and D. Between A, B & C, the boundary to be a traditional Cornish hedge and a tanalised timber post and rail fence between C and D. The fence to be erected within 2 years of completion or before occupation of the barn, whichever the earliest.

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 agents Lodge & Thomas. Tel: 01872 272722. **AGENTS NOTE:** The outbuildings are in a poor state of repair and interested parties to take care during an accompanied viewing.

DIRECTIONS From Helston take the A3083 passed Culdrose Naval Base and at the roundabout turn left onto the B3293 signposted St Keverne and at the next roundabout take the third exit onto the B3293 to St Keverne and follow this road without deviation, driving past Goonhilly Earth Station and just before the Zoar garage turn right signposted Penhallick and follow this road for approx. 1 mile where the barn will be located on your right hand side identified by a Lodge & Thomas for sale board.

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