



Courtyard of Barns
Trewothack Farm, Gillan

LODGE & THOMAS
ESTABLISHED 1892

Courtyard of Barns at Trewothack Farm,
Gillan, Manaccan,
Helston, Cornwall TR12 6HE

Guide Price 750,000 Freehold

- Rare opportunity to acquire a courtyard of traditional stone barns
- Planning consent to convert to 6 residential dwellings
- Area of Outstanding Natural Beauty
- Within easy reach of Helford River and scenic coastline

The Barns

Planning consent for the conversion of the barns to form seven dwellings was obtained on 09/03/2009, Planning Application reference No. PA09/0046/F.

Planning has commenced with the conversion of one barn, which will be retained by the vendors, but may be available by separate negotiation.





The planning proposal is as follows, in a clockwise direction from the front:

Barn One: Ground floor - entrance hall, kitchen, living room, bedroom. First floor – 3 bedrooms (1 en-suite) family bathroom.

Barn Two: Ground floor –entrance hall, kitchen, living room, bathroom, First floor – 3 bedrooms, bathroom.

Barn Three: Ground floor –entrance hall, kitchen, dining room, living room, utility room, cloakroom. First floor – master bedroom with en-suite & dressing room, 2 bedrooms, bathroom. Second floor – 2 bedrooms.

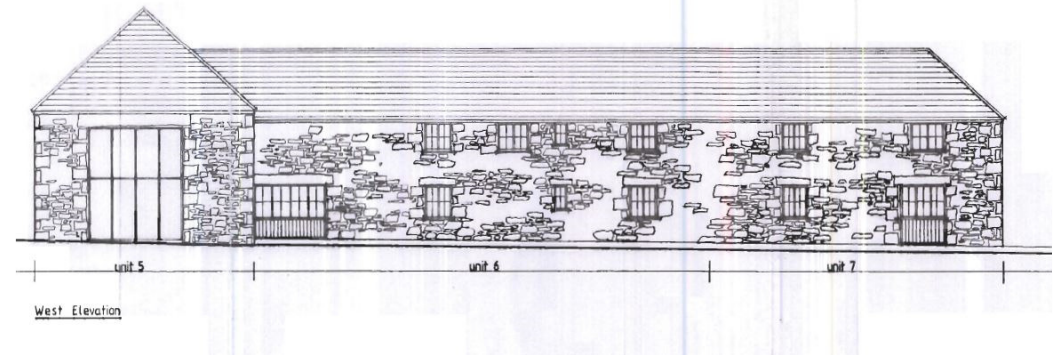
Barn Four: Ground floor –entrance hall, kitchen, living room/dining area, First floor – master bedroom en-suite shower room, 2 bedrooms, family bathroom.

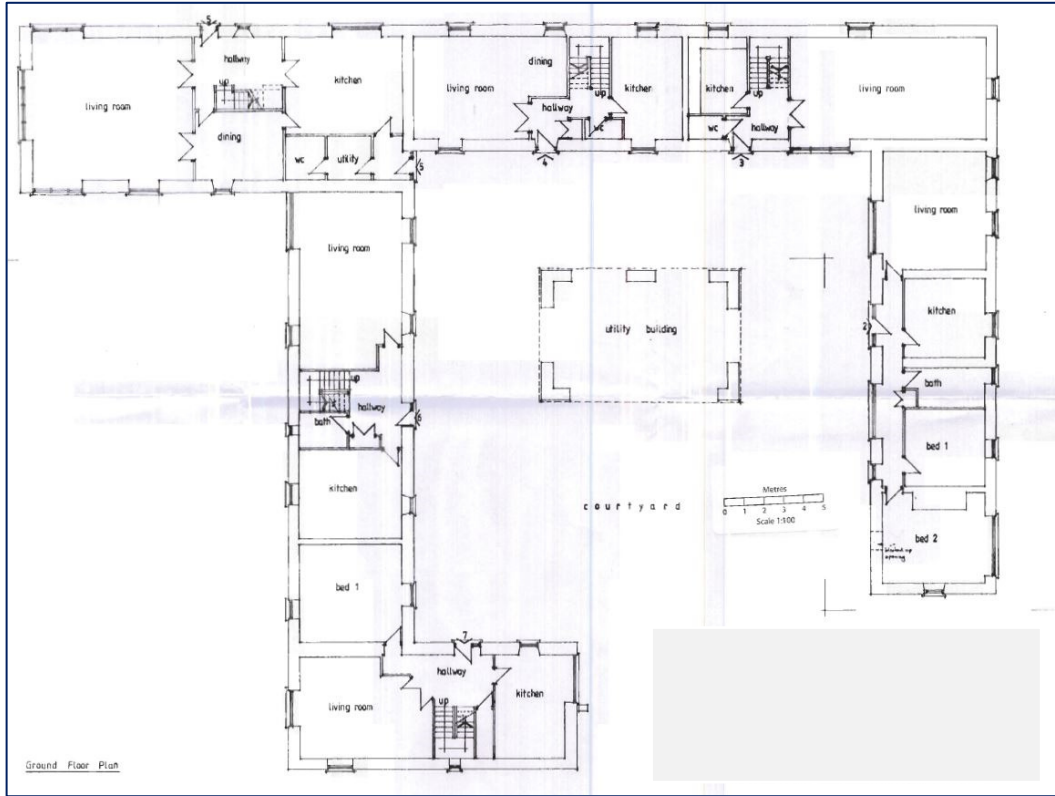
Barn Five: Ground floor – entrance hall, kitchen, living room, cloakroom. First floor – master bedroom with en-suite shower room, 2 bedrooms, family bathroom.

Barn Six: Single storey – kitchen, living room, 2 bedrooms, family bathroom.

The barns are of traditional stone construction under a mix of corrugated and slate roof are centred around a courtyard with a proposed utility building. The site area extends to approximately 1.3 acres, or thereabouts.

Access to the barns is via a no through road, leading to a shared farm drive which.





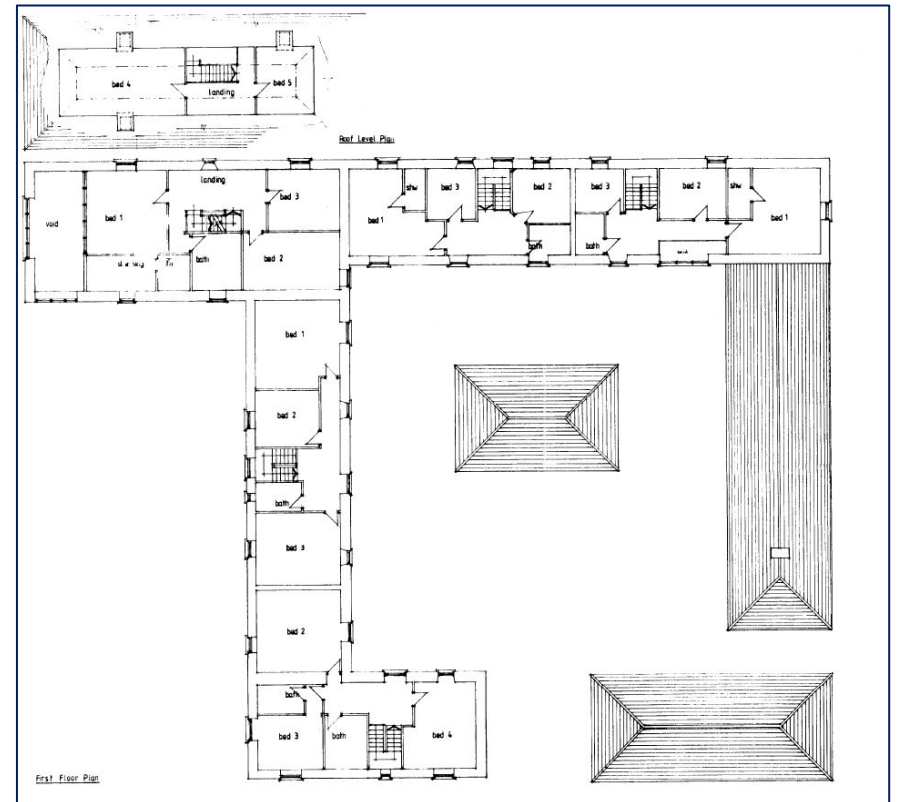
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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. The attached plans are not to scale and all acreages are approximate.

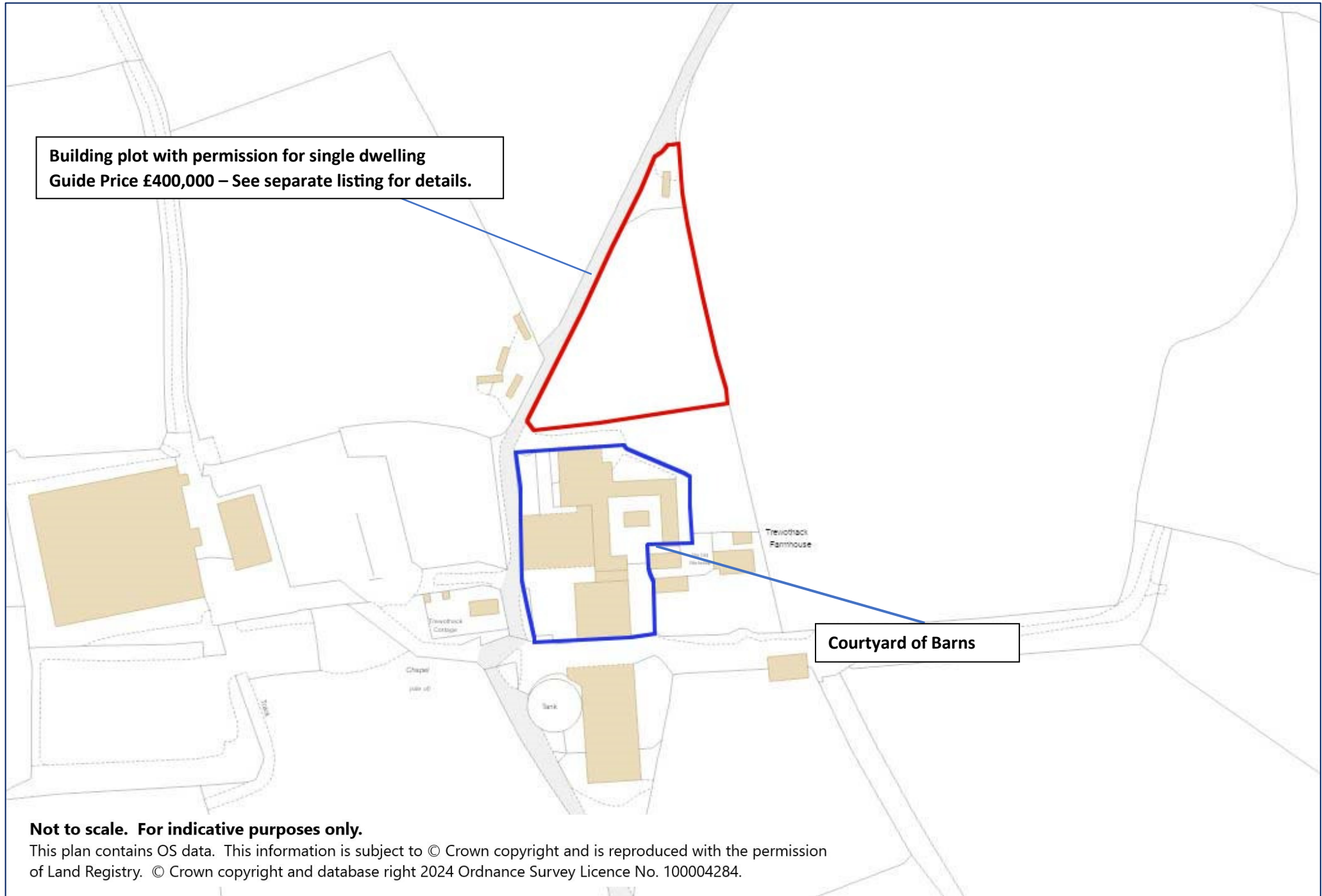
Agent's Note: A range of portal farm agricultural buildings would need to be demolished to enable the conversion of the barns.

Proposed Services: Mains water, mains electricity, private drainage via sewage treatment plant. 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.

CIL: No CIL is applicable to this sale.



Building plot with permission for single dwelling
Guide Price £400,000 – See separate listing for details.



Courtyard of Barns

Not to scale. For indicative purposes only.

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Location

The barns lie in the renowned agricultural district, in beautiful unspoilt countryside in the heart of the popular and thriving holiday area of the Lizard Peninsula

The village of Manaccan provides a public house and primary school and further services and facilities can be found at St Keverne, 3½ miles distant. The former market town of Helston, home to the famous flurry dance on Flora Day, is approximately 11 miles distant and boasts a wide range of retail, professional, health services and leisure facilities.

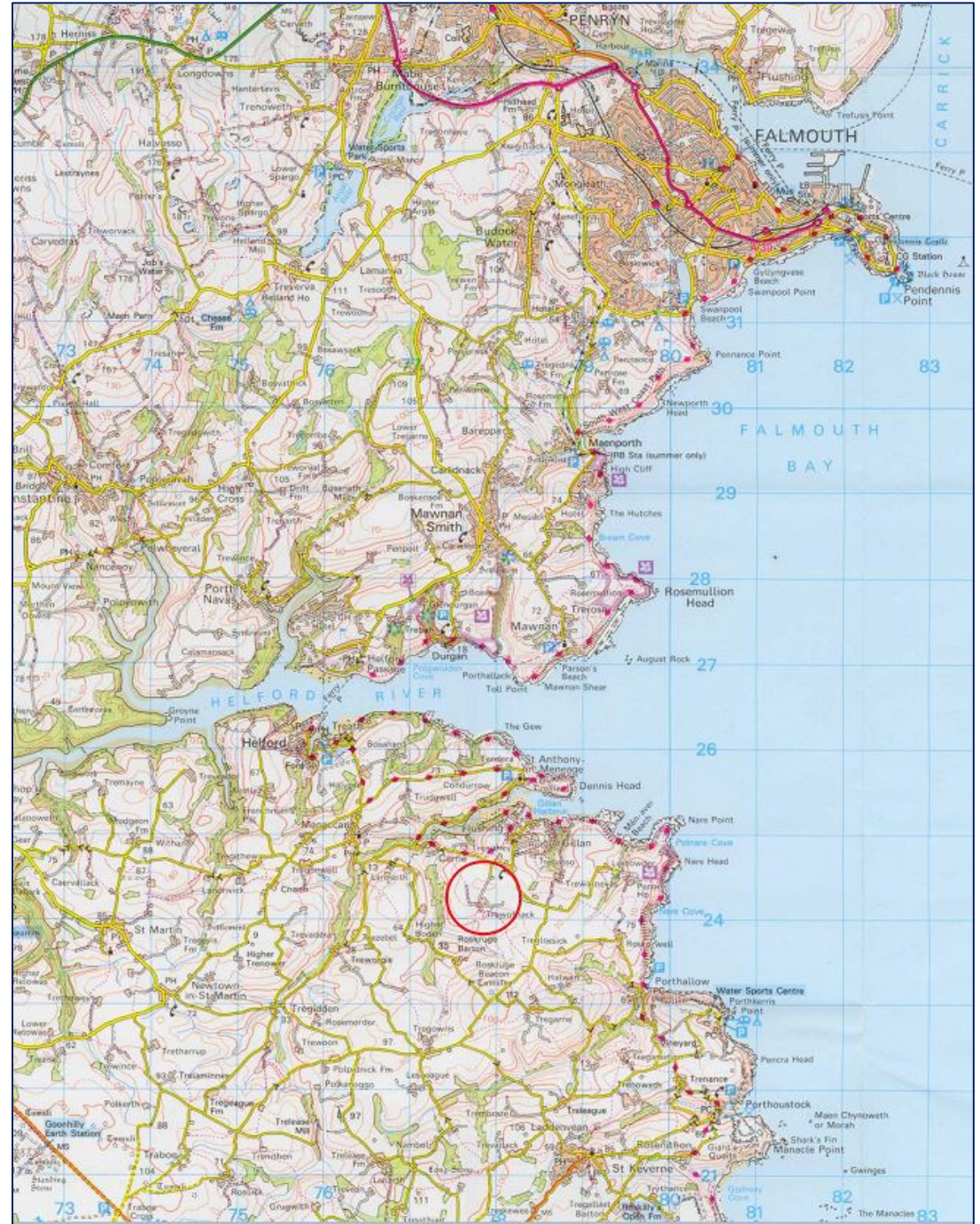
The Lizard Peninsula, an Area of Outstanding Natural Beauty provides a plethora of country, wooded and clifftop walks and the plot is superbly placed for easy access to the sailing waters of the Helford River, Falmouth Bay and the south coast of Cornwall.

The Helford village and the popular sailing club, bar and restaurant organise a variety of social events throughout the year along with regular dinghy racing in the summer.

Viewing: Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722.

Directions: From the crossroads in the centre of Manaccan follow the road down past the New Inn public house. Follow the lane down over the bridge bearing left signposted St Anthony, Flushing, Porthallow and Gillan and follow this road through Carne and after approx. 1 mile (ignoring the left turn to St Anthony), the entrance to Trewothack Farm will be found on your right hand side. Proceed down the driveway and the barns will be seen on the left hand side.

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