



Barns at Tippetts Farm,
Tregony, Truro

LODGE & THOMAS

ESTABLISHED 1892

Barns at Tippetts Farm, Tregony, Truro, Cornwall TR2 5SX

Guide Price £380,000 Freehold

- Barn with Class Q Permission
- Further Barn with Potential (subject to planning)
- Heart of the Roseland Peninsula
- Proposed Dwelling Over 4,000 sq ft
- Proposed Five Bedroom Accommodation
- Also available with up to 100 Acres of Land

A very rare opportunity to purchase a barn with Class Q permission for conversion into a vast, five bedroom dwelling and a further barn with potential (subject to consent) set in the heart of the Roseland Peninsula. Also available for sale with up to 100 acres of land if required.

THE PROPERTY

The barns (including the surrounding land) have been in the same family ownership for generations and are now offered for sale individually or with up to a total of 99.66 acres (40.33 ha) or thereabouts.



THE BARN

The larger of the two barns on the site has Class Q permission for its conversion into a large, five bedroom family home with accommodation exceeding 4,000 sq ft set over two storeys. Permission was granted on 20th December 2023 (PA23/07284) – further details are available on the Planning Portal or from the agents on request.

A further barn (approx. 16.5m x 4.5m) situated slightly to the north is thought to have potential for conversion (subject to planning) but equally offers invaluable storage/workshop space in its current form.

TENURE FREEHOLD

CIL

The conversion of the barn as per the current permission will incur a CIL charge of £34,383.65.

SERVICES

Mains water and electricity to the barns. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

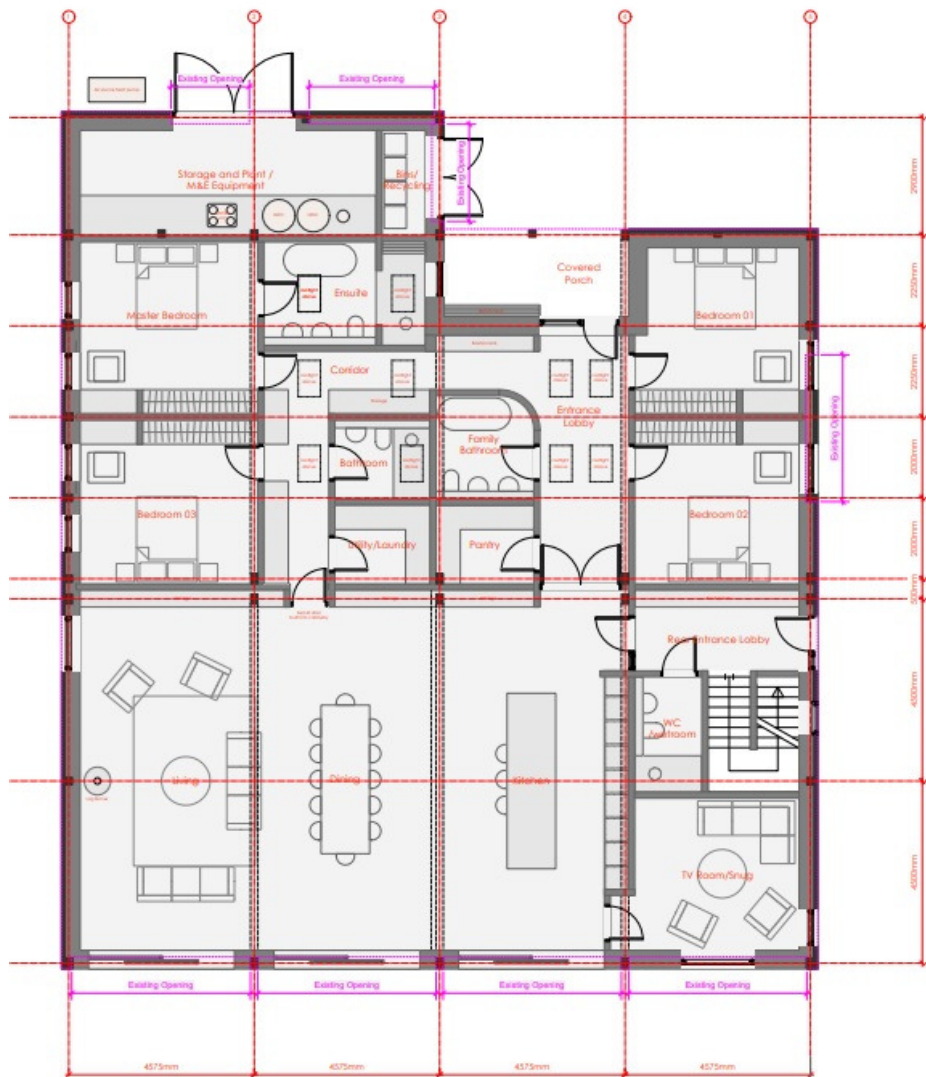
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN

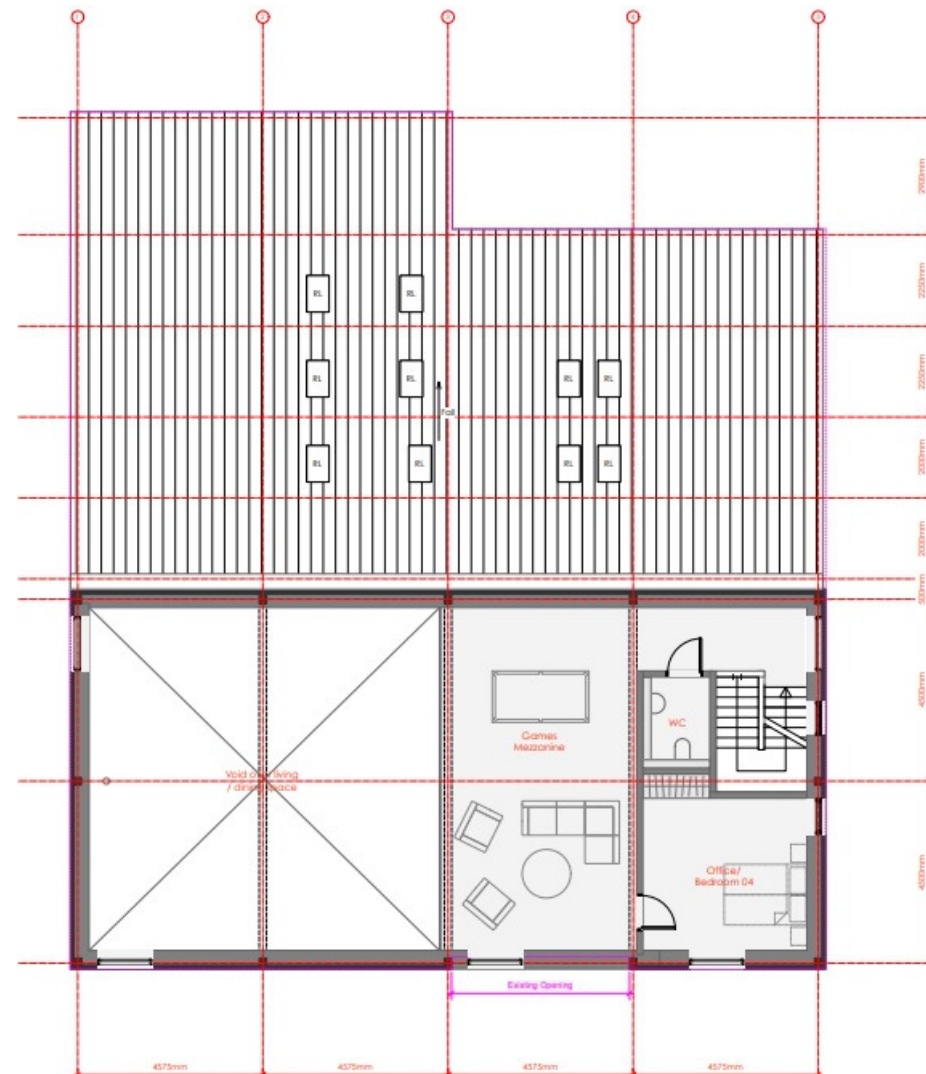
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

NB Aerial photographs taken June 2023.





Ground Floor



First Floor

SITUATION

The barns are located part way between Tregony and Veryan on the Roseland Peninsula. The whole Peninsula is designated an Area of Outstanding Natural Beauty and the views are quite exceptional – far reaching over unspoilt, rolling countryside. The Roseland is scattered with small villages offering every day amenities and a convenience store and petrol station are located at Bessey Beneath, less than a mile from the property, whilst further facilities are available at Tregony and Veryan including primary schools and The Roseland Academy secondary school at Tregony. Truro is approximately 10 miles distant and is the commercial capital of Cornwall, boasting a selection of national multiples and independent shops, the historic Cathedral and a main line train station to London (Paddington).

NB Although the farm lane is unregistered, Tippetts Farm has a registered Right of Access for legitimate farming and agricultural use.

VIEWING

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

DIRECTIONS

From Bessey Beneath turn left as if heading towards Veryan and then take the first left signposted Mevagissey and Caerhays. Continue along this road for approximately half a mile and on approaching a cluster of dwellings – namely a stone barn to the right and a modern barn conversion on the left - turn left into an unregistered concreted lane and the barns will be found after a short distance on the left hand side.

what3words///supreme.slept.gravitate





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