

## NORTH BARN, LANDRINE FARM, MITCHELL, NEWQUAY, CORNWALL TR8 5BB



A fantastic opportunity to convert a single storey farm building into a two bedroom contemporary residence in an unspoilt rural location, all set in a site of approximately a quarter of an acre.

**Guide Price: £160,000 Freehold**

## Situation

The barn is situated in un-spoilt rolling countryside, about a mile south of Mitchell at the A30 trunk road. The City of Truro is about 9 miles distant and is acknowledged to be the administrative and shopping centre of the county and boasts many national multiple chain stores, private and state schools and a mainline railway station together with the newly renovated Hall for Cornwall theatre. There is a pub, church and primary school in Ladock, being about 3½ miles away, and Mitchell is home to the renowned Plume of Feathers public house.

## The Barn

The single storey barn has a shallow pitched corrugated roof over concrete block walls with a broad opening to the northern elevation. Outside there is small paddock extending to approximately 0.25 acres. This is currently laid to grass and bordered by livestock fencing on the south western side.



## Town & Country Planning

Prior approval was granted by Cornwall Council on 06/09/2022 under Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Ref: PA22/06458 for conversion into a dwelling unit. The proposed accommodation provides an open plan kitchen/dining/living area with porch, utility and boot room together with two double bedrooms (master en-suite) and a shower room.

**Services:** Mains electricity will be connected to the site by the vendors prior to completion. Prospective purchasers are advised to make their own enquiries relating to other mains services. No other services connected.

**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.

**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: Photos taken March 2023.

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

**Directions:** From the Shell filling station at Carland Cross, take the road towards Ladock for approximately 1 mile before branching right (continuing straight on) and follow this road for a further half a mile, where North Barn will be found on the right hand side identified by a Lodge & Thomas for sale board.

**what3words**///sports.jubilant.waddle



