

## Building Plot adj. Half Moon House, South Road, Stithians, Truro TR3 7AD



An individual building plot with detailed planning permission granted for a 171sqm four bedroom detached house which will boast far reaching countryside views on the edge of this popular village.

**Guide Price: £185,000 Freehold**

**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

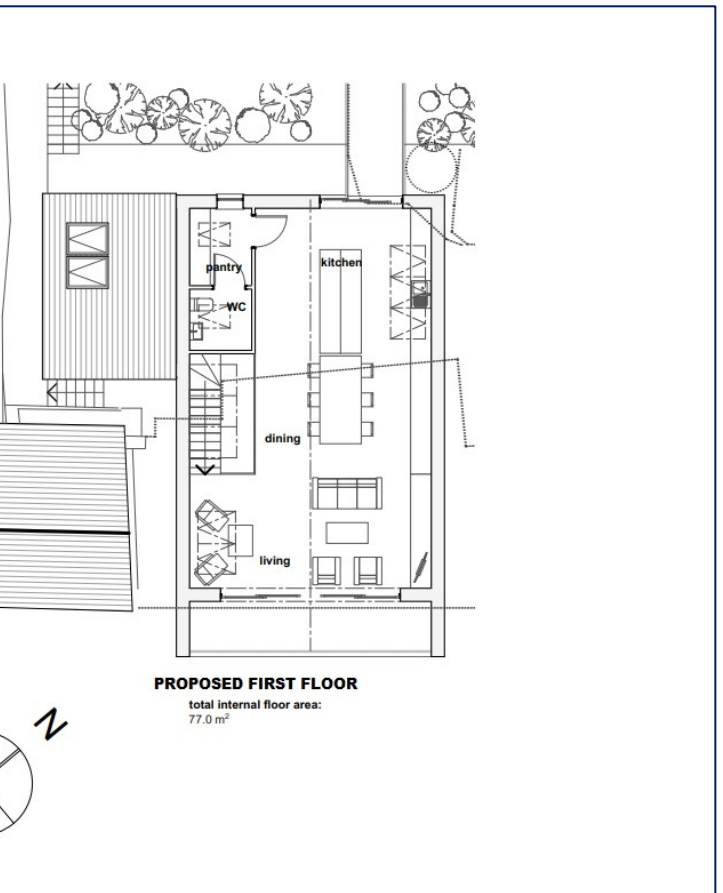
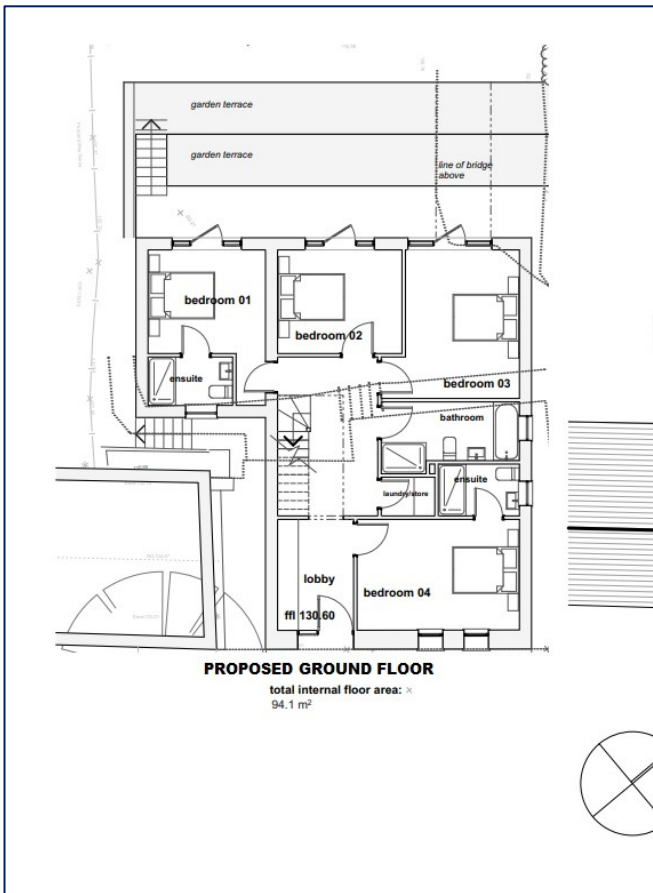
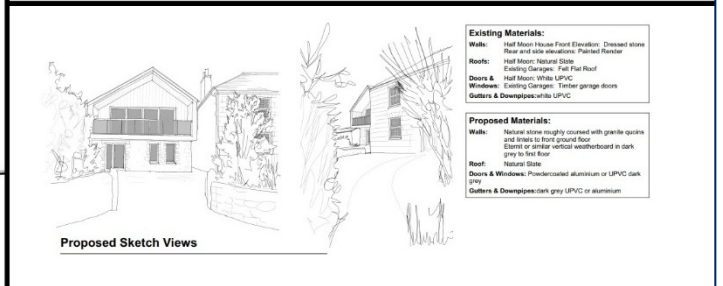
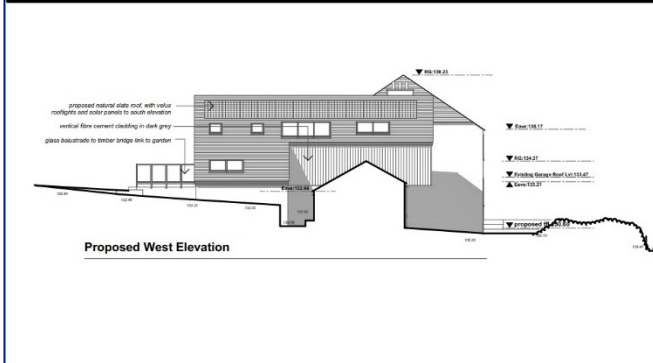
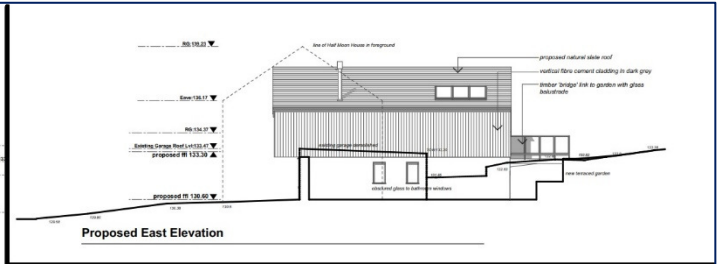
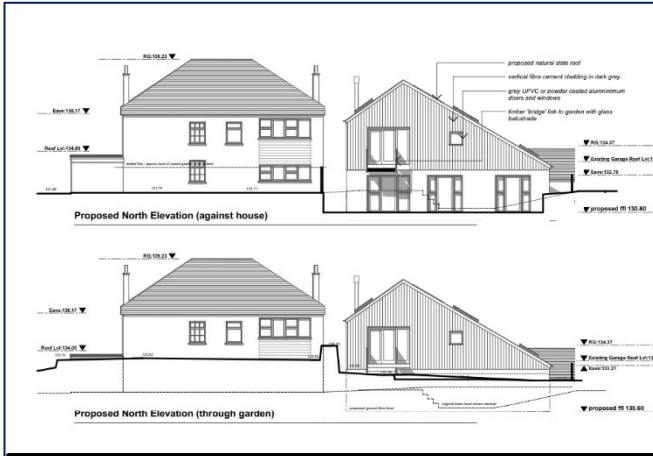
The plot is situated on the very edge of Stithians village in an elevated position, with wonderful far reaching views across rolling countryside. Stithians boasts a range of every day facilities including parish church, public house, primary school, convenience store, doctors surgery, bowling club and rugby club. The towns of Truro, Redruth and Falmouth are all within easy reach offering further amenities with Truro and Redruth also having a regular railway link to London (Paddington).

## The Land

The building plot, extending to approximately 33m x 12m, was formerly a garden and garage for the adjacent property, the site has now been split and the garage demolished to make way for the new dwelling. A wide driveway opens from the highway and will provide parking for several vehicles and a raised rear garden enjoys far reaching rural views.

The proposed accommodation (planning reference PA22/02409 – granted May 2023) will provide reverse level accommodation offering four bedrooms (two with en-suite shower rooms) a bathroom and store to the ground floor with an open plan living, kitchen, dining room benefitting from a balcony from which to enjoy the views, with a pantry and w.c. to the first floor.







### Services

No services connected. 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.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

On entering Stithians from the eastern side proceed up Foundry Road through the traffic calming measures. The building plot will be found on the right hand side at the top of the hill shortly after the entrance to Crellow Hill.

**What3words**///handyman.headers.onto