



DETACHED OUTBUILDING, TREGEAR VEAN, ST MAWES, CORNWALL, TR2 5AB.

A Detached Single Storey Barn with Potential
(Subject to any necessary planning consents)

Internal Floor Area 390 sq ft (122.01 sq.m)

Outside: Sun Terrace. Parking Area.

Offers over **£200,000**

Tenure: Freehold

Viewing only by appointment with H Tiddy

Description

This detached barn is located between Tregear Vean Farmhouse and the vehicular access serving a complex of neighbouring detached residential barn conversions on the outskirts of the exclusive coastal village of St Mawes. The building is of single storey traditional granite construction under cover of a pitched slate roof.

The inside of the building comprises of an open plan layout, which has rendered walls, timber lintels above the window and door openings, UPVC windows and exposed timber roof beams. There are a number of rooflights in one of the elevations of the roof and light and power are connected.

Even though the building does not have residential planning permission, we have on file a favourable report from a local planning consultant providing an assessment on the possibilities of obtaining residential planning permission to convert the current dwelling into potentially a one-bedroom home with a parking space and small front sun terrace.

A Brief History

A translation of the Cornish name, Tregear Vean, indicates that there has been a settlement at this location for many hundreds of years. 'Tregear' means homestead of the fort and 'Vean' means small or probably outlying in this context. Therefore 'Outlying Homestead of the Fort' seems to be a fair interpretation. The great manor of Tregear was, from very early times, the most important estate in the area, comprising most of the Roseland Peninsula and beyond, and is mentioned in the Domesday Book of 1085. The whole fascinating history of the district can be read in Laurence O' Toole's book 'The ROSELAND between River and Sea'.

Location Summary

(Distances and times are approximate).

St Mawes Village Centre: 1 mile. Summers Beach: 1 mile. Sailing Club Quay: 1.1 miles. Truro: 9 miles (by car ferry). Falmouth: 20 minutes (by passenger ferry from St Mawes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Cornwall Airport Newquay: 26 miles (regular flights to London, other UK regional Airports).

Location

The enchanting and exclusive south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a butcher, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, delicatessen, church, and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes

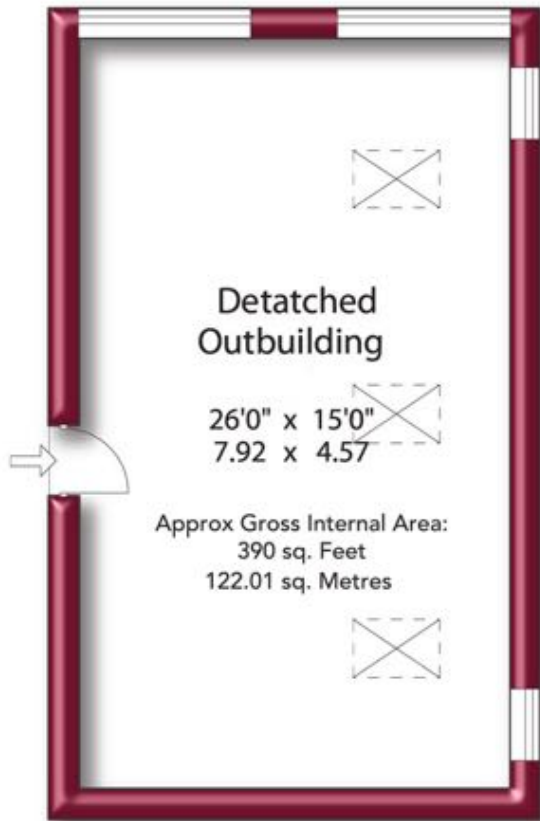
St Mawes has long been one of the South West more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Services

Mains Electricity Connected with Night Storage Heaters in situ.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. The electrical circuit, and heaters have not been tested by the agents. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St



For illustrative purposes only. Not to scale.

