



Higher Goonhilland  
Burnthouse Lane, Penryn

LODGE & THOMAS

ESTABLISHED 1892



## Higher Goonhilland,

Burnthouse Lane, St Gluvias, Penryn TR10 9AS

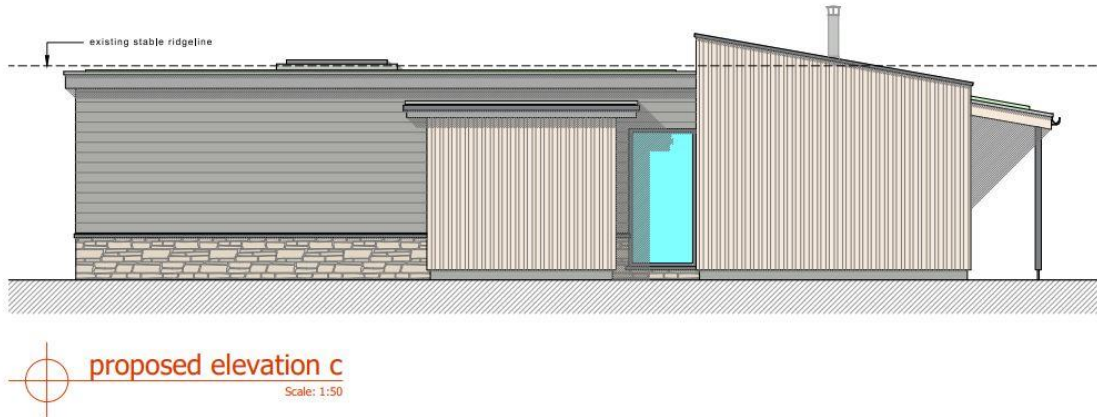
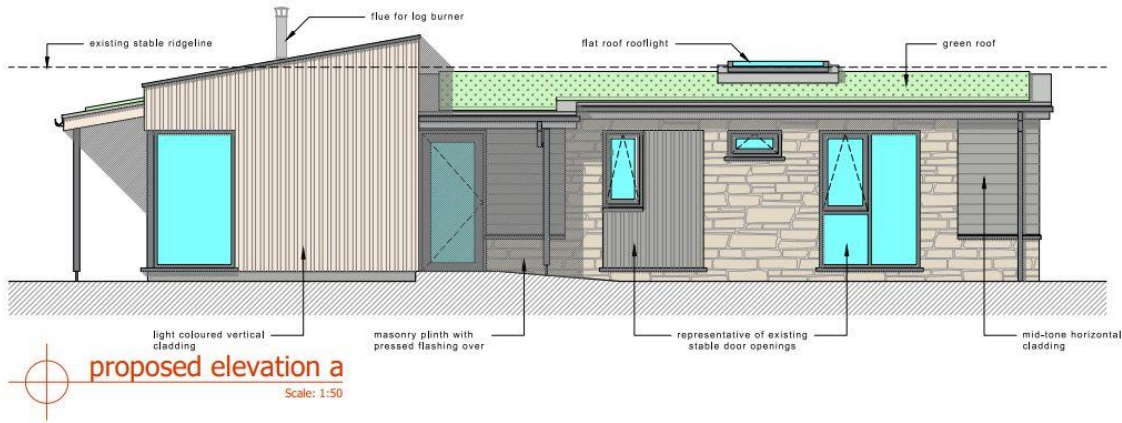
### Guide Price - £300,000 Freehold

- 1.1 acre paddock with planning consent
- Plans approved for two bed stable conversion
- Ultra-modern design
- Convenient and central rural setting
- Mains electric and new borehole for water on site

*A prime opportunity to acquire stables with conditional planning consent for conversion into a super modern single storey home, set within 1.1 acres, central to Falmouth, Penryn and Truro.*







## The Property

A grant of Conditional Planning Consent was made on 10/11/2022 under Planning Application No. PA22/03523 to convert and modify this redundant stable into a detached single storey home complete with solar array. The plans provide for an ultra-modern look which combines a stone and timber clad exterior under a green roof. Internally, the accommodation is designed to provide bright and airy living space which flows from a generous open plan lounge/dining room/kitchen to an internal hallway, off which are two bedrooms (master en-suite) and a shower room/wc.

Externally the bungalow is envisaged to sit within level landscaped gardens, to one of side of which would be a dedicated parking area and to the other a solar array, which helps create a comfortable and inexpensive to run home. Beyond the garden, and bringing the site up to approximately 1.1 acre, is a well hedged paddock ideal for animal husbandry, growing produce or perhaps just for running the dogs!



### Location

The property is set within a rural but convenient location, just off the A39 Truro to Helston road, close to the village store at Ponsanooth, at the bottom of the lane. There is a shop, amenities and railway station at Penryn (2 miles) and Helston, the home of the Flora Dance (11 miles). A regular bus service stops nearby for easy access to both the towns plus Falmouth, famed for its busy harbour and nautical heritage (5 miles). Truro City (7 miles) where there is a wider range of amenities including Treliske hospital and at the heart of the city, the magnificent Cathedral.

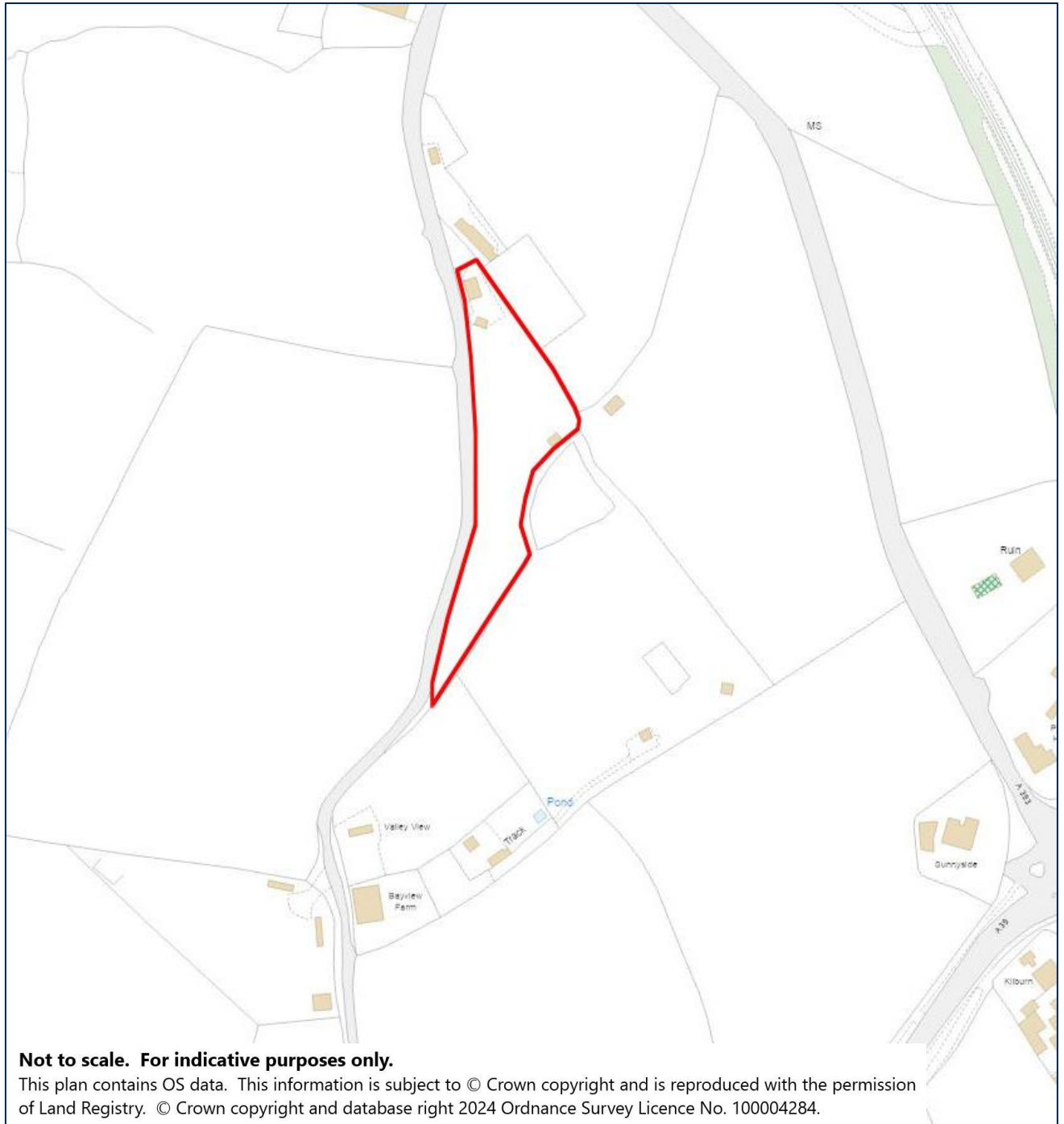
### Viewings

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

### Directions

From Truro head south on the A39 towards Falmouth. Proceed through the village of Perranaworthal and up the hill to the roundabout at Treluswell where continue straight ahead. Shortly after, turn right into Roskrow Lane where the property will be found a short way along on the right hand side identified by a for sale board.

**what3words**///amplified.reclusive.educated



**Not to scale. For indicative purposes only.**

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Valuers  
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