

PROBUS, TRURO



PARKENGEAR FARM, PROBUS, TRURO, TR2 4HH

A CHARACTER PROPERTY WITH PLANNING CONSENT FOR DEVELOPMENT

A large detached period farmhouse and separate detached barn with detailed planning consent to convert and further buildings.

Small paddock with planning consent as a building plot.

Huge potential for developing into 3 separate properties.

POA

GENERAL REMARKS AND LOCATION

This property has been a cherished family home and business for over forty years and is now offered for sale due to a decision to downsize and retire. It currently commands a good degree of detachment and privacy being located on the very edge of the village and approached by a narrow country lane albeit close to the A390 Truro to St. Austell road. Probus village is scheduled to expand but Parkengear will continue to enjoy a rural ambiance and house, barns and plot are all protected by having a generous area of garden and grounds. The property will be of interest to a wide variety of persons but especially those wanting a development property which will provide at least 3 separate homes.

Parkengear literally translates to "Fortification in a Field". It is essentially an ancient settlement and in one of the fields adjacent there are protected burial mounds. The property comprises the entirety of the old farmstead to the original working farm and is an interesting arrangement of traditional buildings which are Grade II Listed. A copy of the "listing" is available from the agents.

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including parish church, public house, primary school, farm shop, post office, village hall, restaurants and even a fish and chip shop. A regular bus service connects to both Truro and St. Austell and here there are a wider range of facilities, including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

THE FARMHOUSE

The farmhouse is an attractive building with mellow stone elevations under a slated roof and with a mixture of white painted sash and casement windows. The structure has been extremely well maintained over the years but internally it now lends itself for updating and refurbishment. In greater detail the accommodation comprises (all measurements are approximate):

Ground Floor

ENTRANCE PORCH

With access to:-

CLOAKROOM

With wash hand basin and w.c.

HALLWAY

With stairs to the first floor.

SITTING ROOM

4.42m x 3.96m (14'6" x 13')

A dual aspect room focusing to an inglenook fireplace with clome oven (temporarily closed). Radiator.

DINING ROOM

4.83m x 4.27m (15'10" x 14')

With period fireplace surround (flue sealed) and built-in cupboard to one side. Further built-in dresser with open shelves and cupboards below, walk-in cupboard and window seat.

STUDY/MUSIC ROOM

3.89m x 3.81m (12'9" x 12'6")

A triple aspect room with a door to the outside. Radiator.

KITCHEN

4.34m x 2.74m (14'3" x 9')

With a range of fitted cupboards and work surface area with twin bowl and drainer. Former cooker recess now fitted with shelving and extractor fan above. Radiator. Plumbing facility for dishwasher.

UTILITY ROOM

2.69m x 2.36m (8'10" x 7'9")

With stable door to the outside, double drainer sink unit and plumbing facility for washing machine. Worcester 440 gas central heating boiler (renewed in 2006).

DAIRY/LARDER

2.36m x 1.60m (7'9" x 5'3")

With fitted shelving.

First Floor

LANDING

BEDROOM 1

4.11m x 3.51m (13'6" x 11'6")

With built-in cupboard and radiator.

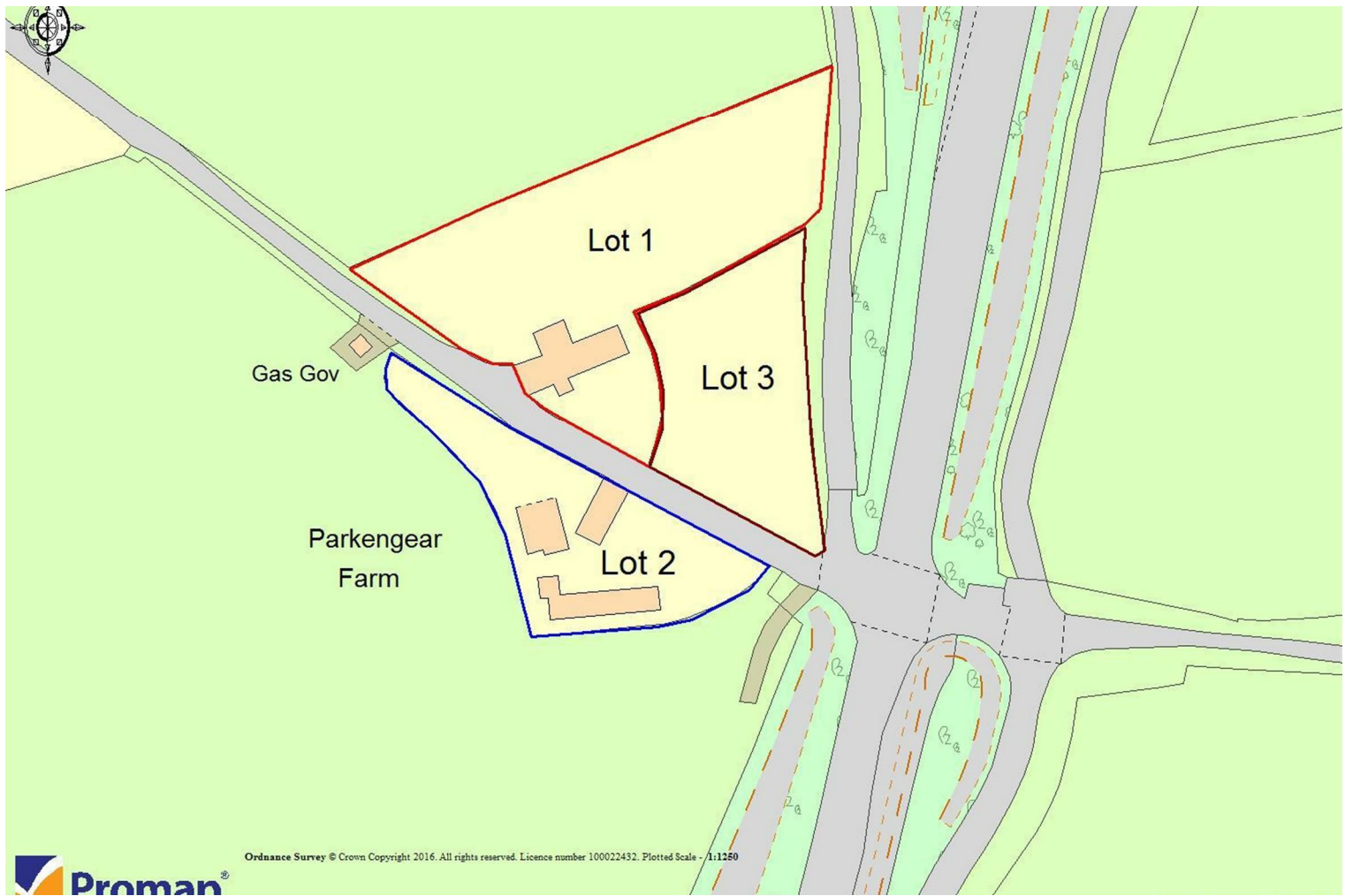
SHOWER ROOM

With shower cubicle, bidet, wash hand basin and w.c. Ladder rack radiator.

SEPARATE BATHROOM

With bath, wash hand basin and w.c. Radiator and airing cupboard with further radiator.





BEDROOM 2

4.37m x 3.96m (14'4" x 13")
With radiator.

BEDROOM 3

4.04m x 3.00m (13'3" x 9'10")
With radiator.

BEDROOM 4

3.00m x 2.69m (9'10" x 8'10")
With radiator.

BEDROOM 5

4.42m x 2.90m (14'6" x 9'6")
With wash hand basin and radiator.

OUTSIDE

A low stone wall with metal railings and gate provides an attractive entrance into the farmhouse from the road and here there is an area of enclosed front garden geared for low maintenance with gravelled and paved areas interplanted with camellias, pittosporum, a selection of palms and featuring a small ornamental pond. A hornbeam hedge separates the garden from the lower paddock (potential building plot). At the rear of the farmhouse there is a much larger area of land entered by a separate vehicular gate from the road and mostly comprising a sweeping expanse of grass. There is plenty of potential for further landscaping and there are three old apple trees.

THE BARN

This is located in a separate site on the opposite side of the access lane. It has been used as a dancing studio for many years and a large gravelled forecourt facilitates parking for a number of vehicles. Further land extends to the rear and includes a range of traditional single storey out buildings.

The barn is two storey and is predominantly of stone construction with a slate roof renewed in 2003. Conditional planning consent was granted on the 15th of April 2014 (Application No. PA14/01066) for the "conversion of existing building into a dwelling". Permission was granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. Notwithstanding the submitted information with the application, no development shall commence until full details of the materials to be used in the construction of the external surfaces, of the development hereby permitted, have first been submitted to and agreed in writing by the local planning authority. The information shall include details of doors, windows, stonework and pointing together with the type of roof slate and ridge tiles and the means of fixing. The development shall be carried out in accordance with the approved details and retained as such thereafter.
3. The building referred to as 'existing outbuildings' on plan No. J.M.0002 shall be used only for purposes incidental to the primary use of the site hereby approved as a single residential unit of accommodation.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

The enlargement, improvement or other alteration of the dwellinghouse;

The enlargement of the dwellinghouse consisting of an addition or alteration to its roof;

Any other alterations to the roof of the dwellinghouse;

The erection of construction of a porch outside any external door of the dwelling;

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

The building currently comprises; two lock-up stores and reception area on the ground floor with an open studio above. There is currently an estimated 920 sq ft of internal floor area whilst the detailed plans provide for a small extension to provide a further 150 sq ft. Extracts from the detailed plans are incorporated in these particulars but briefly the accommodation will comprises; three bedroom accommodation on the ground floor with two en-suites plus family bathroom and an open-plan living, kitchen and dining room on the first floor.

There is a large grassed area to the rear of the main barn and here there is a further range of traditional single storey outbuildings of stone under a sheeted roof and being a former COWS HOUSE 61' x 12'10" with light and power connected. There are also two small concrete block built STORES.

Immediately alongside the main barn there is a CAR PORT 26' x 22' with light and power connected.

THE PADDOCK (BUILDING PLOT)

This comprises a separate parcel of land enclosed by natural Cornish hedges and approached independently from the road. Detailed plans have been prepared and planning consent obtained (Application PA16/0519) for a detached two storey dwelling. The proposed accommodation provides - on the ground floor - hall, lounge, dining room, kitchen, utility and cloakroom. On the first floor there are to be 4 bedrooms (master with en suite shower room) and family bathroom. A copy of the planning consent and plans are available for inspection by interested parties.

SERVICES

Mains water. Private drainage system to the house (located in the adjacent paddock which is to comprise the Building Plot and therefore will need to be relocated). New drainage system will need to be installed for the barn. Mains electricity and mains gas installed to the farmhouse. N.B. The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

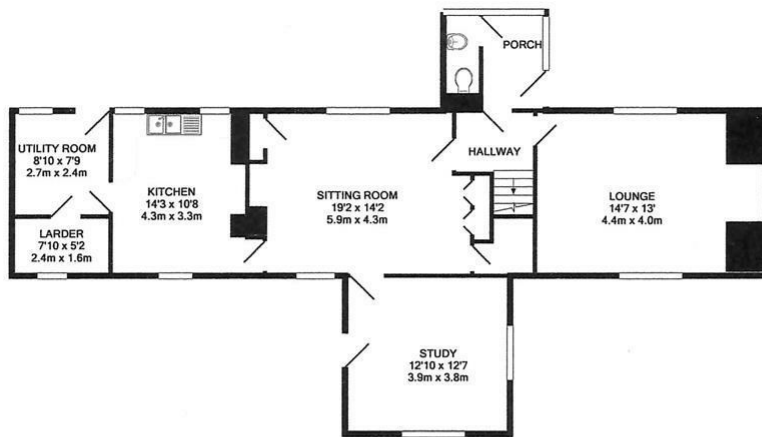
DIRECTIONS

From Probus Square take the turning into Tregony Road (which leads to the doctors surgery) and after passing the entrance to the local planning field on the left hand side bear left into the narrow road. After leaving the built-up environs of the village this road way will continue down to Parkengear and ultimately links up with the A390.

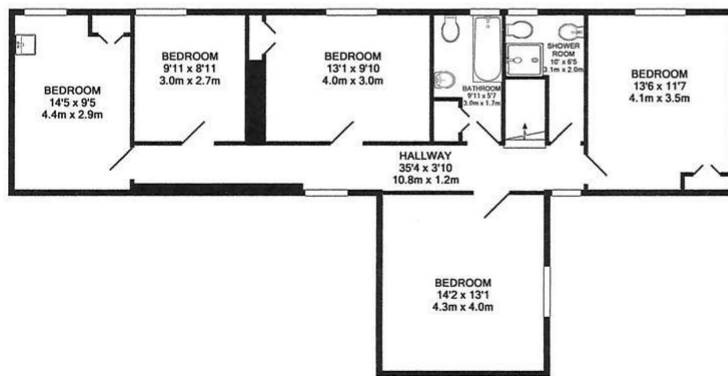


"May I take this opportunity to thank you and your colleagues for giving me an excellent service during the selling process. I am so pleased I chose Philip Martin estate agents. You have been kind, considerate and truly professional throughout the last few weeks. You have made selling a property a truly pleasant experience." (October 2016)





GROUND FLOOR
APPROX. FLOOR
AREA 939 SQ.FT.
(87.2 SQ.M.)



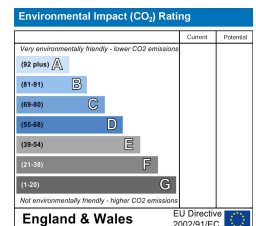
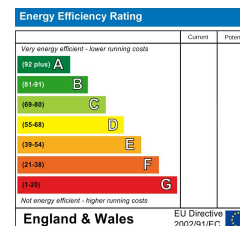
1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(89.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1902 SQ.FT. (176.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features

- 5 Bedrooms
- Bathroom
- Kitchen & Utility/Larder
- Large Garden
- Further Outbuildings
- 3 Receptions
- Separate Shower Room
- Gas Central Heating
- Barn for Conversion
- Potential Building Plot

Energy performance rating



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

