

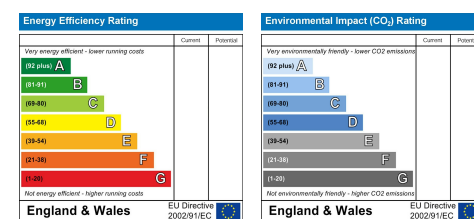
PROBUS, TRURO



KEY FEATURES

- Proposed:-
- 2 En-Suites
- Kitchen/Living Room
- Further Outbuildings
- 3 Bedrooms
- Bathroom
- Large Garden

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that: (a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



PARKENGEAR BARN, PROBUS, TRURO, TR2 4HH  
DETACHED FORMER BARN WITH CONSENT FOR CONVERSION

An attractive detached building with detailed planning consent to convert to a three bedroom dwelling.  
Further range of single storey buildings with possible potential (subject to change of consent).

GUIDE PRICE £225,000

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## GENERAL REMARKS AND LOCATION

This property has been used as a dance studio for over 40 years. It is 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 has expanded considerably but Parkengear Barn will continue to enjoy a semi-rural ambiance and is protected by having a generous area of land. The property will be of interest to a wide variety of persons but especially those wanting an individual character home which they can model to their own requirements and with further outbuildings for hobbies/workshops etc.

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 part of the old farmstead to the original working farm and is an interesting group of traditional buildings which can be easily developed.

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 BARN

This is located in a site mostly enclosed by cornish hedging but with a boundary to the north-west to be built by the purchaser (see later details).

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 30th of January 2017 (Application No. PA16/11370) 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 with 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 south-east of the 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.

SPECIAL NOTE: The purchaser will be required to construct a stone cornish hedge between points A and B marked on the sale plan within 6 months of legal completion to separate land being retained

by the vendor. The hedge will be a distance of 4 metres from the north-west elevation of the barn and will need to be 1.5m metres in height. Thereafter the hedge will be a party boundary

## SERVICES

Mains electricity has been connected. Mains water is also believed to be available. Mains gas is in the road nearby. A new private drainage system is to be installed by the vendor whilst the property is being marketed and this is likely to implement the planning consent.

N.B. The existing electrical connections 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.

## DATA PROTECTION

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 offices in Truro or St Mawes.

