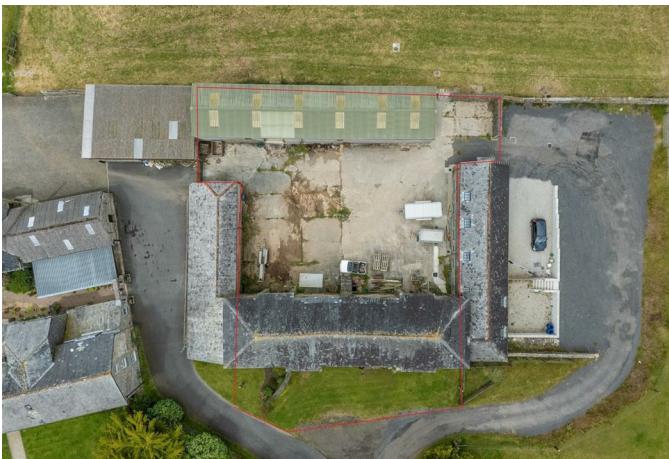


## BARN AT CARTUTHER BARTON HORNINGTOPS, LISKEARD, PL14 3PS

PRICE GUIDE £130,000





A superb development opportunity comprising a detached traditional barn, Grade 2 Listed and with planning permission for conversion into a pair of houses. About 3872 sq ft, Proposed 2 x 3 Bedroom, Ample Parking and Garden Space.

LISKEARD 1 MILE, LOOE AND THE BEACH 9 MILES, BODMIN MOOR 6 MILES, PLYMOUTH 17 MILES, FOWEY 17 MILES, NEWQUAY INTERNATIONAL AIRPORT 31 MILES

#### LOCATION

The usual facilities can be found at the ancient stannary town of Liskeard (1 mile) including a range of shopping, educational and recreational facilities including a mainline railway station (Plymouth to London Paddington 3 hours). The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure and spa facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. The city of Plymouth lies within commuting distance and has a historic waterfront with a renowned University, Theatre and many fine places to dine together with a ferry port with regular services to France and Northern Spain.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock. The wild and romantic landscape of Bodmin Moor lies 7 miles to the north and presents fantastic opportunities for those with equestrian and outdoor interests.

## DESCRIPTION

The Barn at Cartuther comprises a substantial traditional barn over two floors and with a westerly aspect. The property is Grade 2 Listed and bears the date stamp STK 1844. The barn is in a courtyard setting with the attached north east wing having already been converted into residential use under the same planning permission. The permission granted allows for a pair of residential properties (terraced) with a the maximum internal measurement of the barn being 88' x 21'9" over two floors providing a total floor area of 3872 sq ft.

The proposed accommodation is designed to be reversed with level courtyard and garden access at both levels. The proposed layout is demonstrated by reference to the floorplan and briefly comprises -

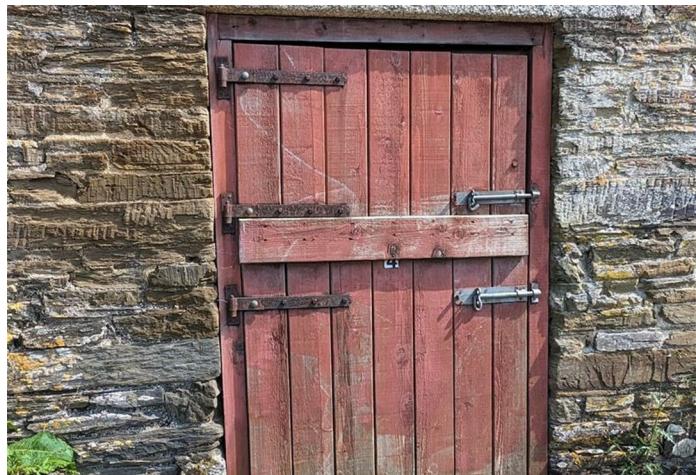
UNIT 1 - FIRST FLOOR - Dual Aspect Open Plan Living Room/Kitchen - GROUND FLOOR - 3 Double Bedrooms (Each with Ensuite Bath/Shower Rooms) - Laundry.

UNIT 2 - FIRST FLOOR - Dual Aspect Open Plan Living Room/Kitchen - GROUND FLOOR - 3 Double Bedrooms (Ensuite Shower Room/WC) - Family Bathroom.

## OUTSIDE

A right of way over the drive (shared maintenance) leads to the large courtyard on the west side of the barn. There is also an area of lawn on the other side of the barn. The courtyard provides ample opportunity for the creation/provision of parking and garden space with further area of lawn to the rear.







## PLANNING PERMISSION

Planning Permission was granted on the 28th May 2019 for "Listed Building Consent for the conversion of existing listed barn to form two dwellings, conversion of existing barn as single dwelling together with associated works" under application number - PA19/02756.

Work has commenced in so much as the existing barn (referred to in the permission) has already been converted and completed so the permission is therefore considered extant.

Copies of the plans and planning permission are available by email from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting the application number - PA19/02756

## NOTES

The square footage of the barn is the current gross internal floor area. Buyers are advised to establish dimensions of the finished properties for themselves prior to committing to purchase.

For sale freehold with vacant possession and by private treaty. The purchaser will be responsible for making up all new boundaries. The large modern barn on the west side of the courtyard will be removed by the vendor prior to completion of the sale.

## SERVICES

Mains electricity believed to be available close by subject to connection charge at the purchasers sole expense. Proposed private water from a borehole to be provided at the purchasers sole expense, our client owns the surrounding farmland and will grant the necessary easement for the provision of a borehole if required. Proposed private drainage - the vendor will again grant an easement for the provision of drainage on their retained land.

## DIRECTIONS

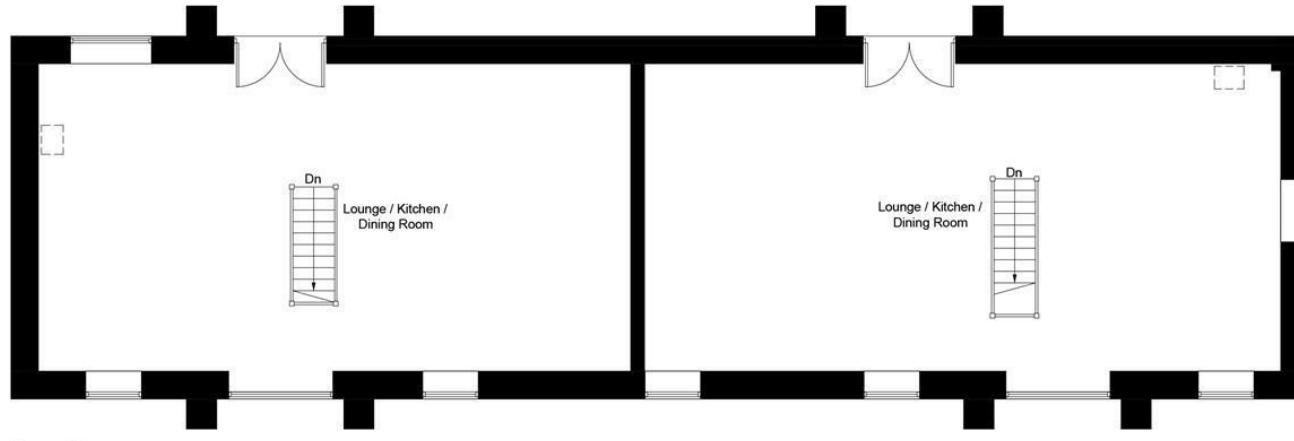
Using Sat Nav - Postcode PL14 3PS.

## VIEWING APPOINTMENTS

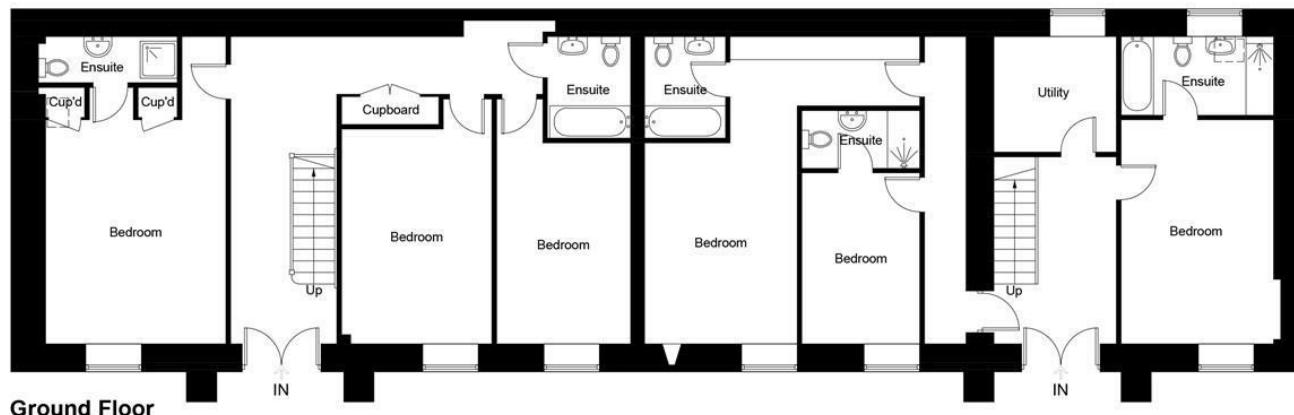
**STRICTLY BY APPOINTMENT** - Due to the nature, condition and location of the property unaccompanied viewings are **NOT PERMITTED** - please wear appropriate footwear and follow the agents instructions when viewing.

# Barn at Cartuther Barton

Approximate Gross Internal Area = 361.5 sq m / 3891 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1098292)

These particulars should not be relied upon.