



Penadlake, Nr Looe PL13 2PG

Guide Price: £400,000

Jefferys ESTABLISHED 1865

Penadlake

Nr Looe

PL13 2PG

10.86 acres of land with Class Q Planning Permission for a detached three-bedroom barn conversion. Included within the acreage is a paddock amounting to approximately 3.62 acres with the remainder being a wildlife haven with relatively young woodland and lake. Viewing is highly recommended to take full advantage of the property. The property represents a wildlife haven with tremendous appeal and amenity value.

We are pleased to offer for sale 10.86 acres of land with Class Q Planning Consent for conversion of the farm building into a detached three-bedroom family home. There is scope for prospective purchasers to apply for full Planning Permission for a complete new build now the precedent is set for a residential dwelling. All plans will be subject to approval via Cornwall Council.

The land nestles in a sheltered valley surrounded by beautiful Cornish countryside within easy reach of the villages of Lanreath and Pelynt. Porfell Animal

Farm is situated approximately one mile to the north. The coastal towns and villages of Looe, Polperro and Fowey are within easy reach. In Lanreath, there are some basic shopping and community facilities with more extensive facilities available within the village of Pelynt including a Primary School, two grocery shops, hairdressers, doctors surgery, public house and garage. Liskeard and Bodmin are approximately ten miles away, both able to cater for most day-to-day needs and each has a mainline railway station connecting Plymouth to London Paddington. There is outstanding scenery in the immediate area with Bodmin Moor and the south Cornish coastline within a few minutes' drive.

THE BARN

44'1" x 28'11" (13.43m x 8.82m) approx with an eaves height of 11'6" (3.5m)

The barn is constructed of steel frame with dung board and plastic-coated steel walling under a corrugated roof cover. Externally, there would be parking and gardens within the development.

THE LAND

The barn is set in approximately 11 acres of land. Just over 3.5 acres is laid to permanent pasture and suitable for grazing. To the south-west there is a plantation planted around 2007 with a mix of species including poplar, English oak, sessile oak, common hazel, alder and birch.

Avenues have been created to provide an attractive passageway through the woodland, which leads down to a **LAKE** fed by natural springs. The lake is approximately 8' deep at the deepest point and has various viewing platforms. The lake is bounded by trees and vegetation to encourage wildlife. Birds,

ducks and insects are commonly on view and the land has created a valuable wildlife haven. The Vendors have spent considerable time and investment on creating this picturesque and peaceful environment which offers privacy and opportunities for future owners to enjoy.

CABIN

14' 8" x 8' 0" (4.47m x 2.44m)

Situated adjacent to the lake. The cabin has an LPG cooker top, sink unit and is insulated. 12 volt electric lights are installed powered from a solar panel to a battery.

There is a private welfare facility with cassette toilet. The cabin enjoys a fantastic outlook over the lake and has a large verandah to look out over the unique surroundings.

SERVICES

The Vendors are investigating a mains electricity supply, to be installed at the cost of the Purchasers, to the barn.

Private water and drainage will be required.

No services are connected.

Average mobile coverage.

A natural water supply is available to the field for livestock.

COUNCIL TAX

To be assessed.

EPC BAND

Not applicable.

PLANNING

PA23/10152 gave permitted development for Class Q for the conversion of the barn, as per the plans on the Cornwall Council Planning Portal. Please note that the development is likely to be liable for CIL (Community Infrastructure Levy) unless an exemption can be applied for.

TENURE

The property is being sold Freehold with vacant possession upon completion.

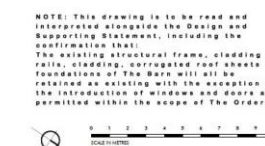
VIEWING

Viewing is highly recommended and is strictly by prior appointment with the Vendors Agents - Jefferys (01579 342400)

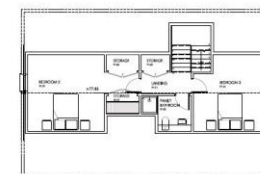
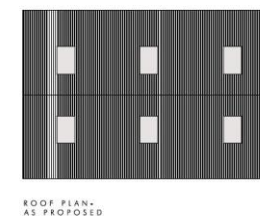
DIRECTIONS

From our office in Liskeard, proceed out of the town on the A38 towards Bodmin. At the Dobwalls roundabout at the end of the bypass, take the second exit onto the A390 towards Lostwithiel/St Austell. After approximately 2 miles, on leaving East Taphouse, turn left onto the B3359 towards Polperro/Pelynt. Continue along this road for approximately three miles and turn right, signposted Penadlake. Continue along this road until the 'T'-junction and take the left hand turning. Turn left at the Penadlake T-junction. The land and barn will be found on your right hand side 110m after the first property.

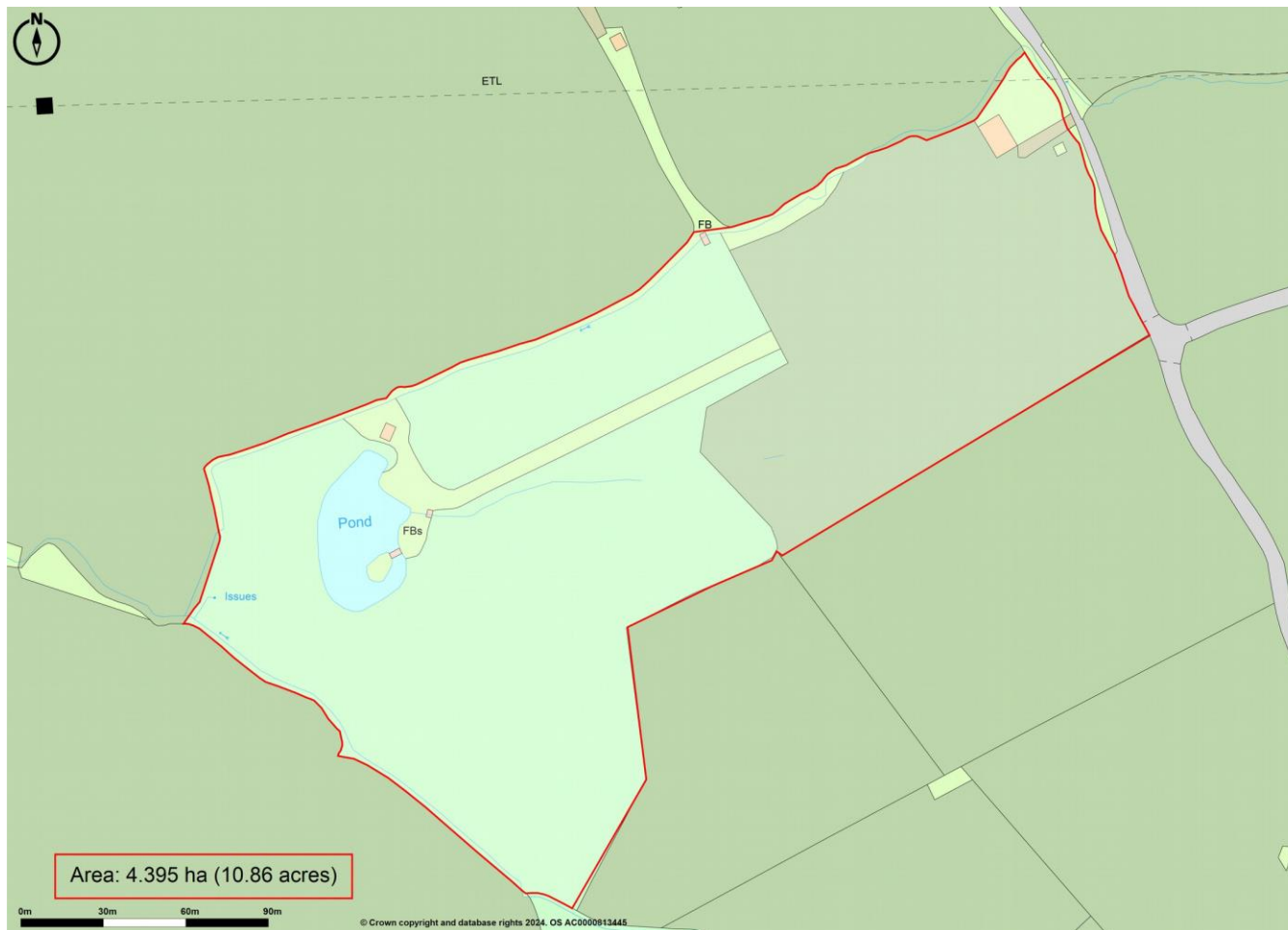
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PROPOSED PLANS
Drawing Number 230912.3.005A
10/2023



FIRST FLOOR PLAN - AS PROPOSED
10/2023



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Lostwithiel

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