



PLOT 2 CHILCOMB, PELYNT, NR LOOE.

A GENEROUS SIZED LEVEL BUILDING PLOT SET WITHIN THE GROUNDS OF A LARGE DETACHED BUNGALOW WITH CONDITIONAL PLANNING PERMISSION TO CONSTRUCT A THREE BEDROOM DORMER BUNGALOW. SITUATED ON THE EDGE OF THIS POPULAR VILLAGE 4 MILES FROM THE SOUTH COAST.

Price Guide: £120,000 - £130,000

PLOT 2 CHILCOMB, PELYNT, Nr LOOE. PL13 2JZ

Situated on the edge of this thriving village only 4 miles from the south coast at Looe or Polperro. Pelynt is a popular village with a range of amenities including two grocery shops with post office, butchers shop, junior school, hairdressers, doctors surgery, village hall, public house, garage and church. The town of Liskeard which caters for most daily needs is 11 miles with a main line Railway Station and the city of Plymouth approximately 45 minutes drive. There is outstanding scenery to be explored along the south coast whilst inland is Bodmin Moor which offers excellent opportunities for outdoor activities or visiting places of interest.

DESCRIPTION

A generous sized level site situated within the grounds of Chilcomb a large individual detached bungalow which is accessed off Beacon Road. The plot extends to approximately 44 metres x 13.5 metres being laid to lawns with several mature shrubs.

AUTHORITIES

Cornwall Council- tel 0300 123 4100. South West Water - tel 0800 169 11144. Western Power Distribution - tel 0845 6012989.

SERVICES

We understand mains services are available to the plot. All services will be subject to a connection charge and any intending purchasers are advised to contact the appropriate authorities to establish the cost and availability of these services.

TENURE

Freehold

PLANNING CONSENT

Conditional Planning Consent was granted on the 17th June 2019 under reference PA19/03251. The permission is for the construction of a dormer bungalow property, provision of vehicular access, vehicular parking and external garden amenity areas. Full details of the planning is available at the agents office or Cornwall online planning register.

The proposed accommodation comprises:-

ENTRANCE HALL

With cupboard.

CLOAKROOM

UTILITY ROOM 7' 7" x 6' 7" (2.3m x 2.0m)

KITCHEN/DINING ROOM 23' 0" x 11' 10" (7.0m x 3.6m)

With garden access

BEDROOM 13' 1" x 11' 4" (4.0m x 3.45m)

With garden access

EN-SUITE BATHROOM

LOUNGE 23' 7" x 13' 1" (7.2m x 4.0m)

With garden access

FIRST FLOOR LANDING

MASTER BEDROOM 13' 1" x 13' 1" (4.0m x 4.0m)

EN-SUITE BATHROOM

BEDROOM 13' 1" x 13' 1" (4.0m x 4.0m)

FAMILY BATHROOM

GARAGE 21' 4" x 10' 2" (6.5m x 3.1m)

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys tel: 01579-342400

DIRECTIONS

From Liskeard proceed west along the A38 taking the second exit at the Dobwalls roundabout towards Lostwithiel. On reaching East Taphouse turn left signposted to Looe. Continue for about 5 miles to Pelynt and continue into the village taking the first turning on the left after The Jubilee Inn with Chilcomb immediately on the left hand side



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