



## Lower Troswell

North Petherwin | Launceston | Cornwall



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#### VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

A handsome pair of barns with active planning permission for residential conversion situated in a peaceful rural setting. The permission currently includes 5 bedrooms with 2 en-suites on the ground floor with a largely open-plan first floor, including an expansive reception space and kitchen on the alongside a utility room and cloakroom with W/C.

There is an additional single storey barn on the site which could be utilised (STP) as a car port or workshop and the site allows for ample parking and garden space surrounding the property. The planning permission reference number is PA11\_09815 and we understand the planning permission is now active after Building Regs acknowledged the building had started by the start of the drainage installation.

The sellers have been looking at other options and potential layouts for the conversion and there is another principle available for an alternate layout which has been designed. The plans retain the attractive stone and brick quoins and replacing the corrugated iron cladding with timber boarding on the first floor level.

The property can be found in a small rural cluster of properties and offers a peaceful setting. The vendors have already brought electric, water and telephone connections to the site and drainage is to be confirmed.





## Situation

The hamlet of Troswell lies just outside of North Petherwin, which features a well respected Primary School lies amidst rolling North Cornish countryside and features The Willow Tree Café and woodland walk. Approximately 5 miles from the village, and 3 miles from The Granary, is the popular 'Stumble Inn' bar and restaurant. Surrounding villages with traditional amenities include Week St Mary, North Petherwin and Whitstone. The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 8 miles. Between them they offer an excellent range of professional services, shops and leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

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[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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**Single Storey Barn**  
30'1" x 14'2" (9.18m x 4.33m)

**Barn 1**  
44'10" x 16'5" (13.67m x 5.02m)

**Barn 2**  
19'8" x 13'11" (6.01m x 4.25m)

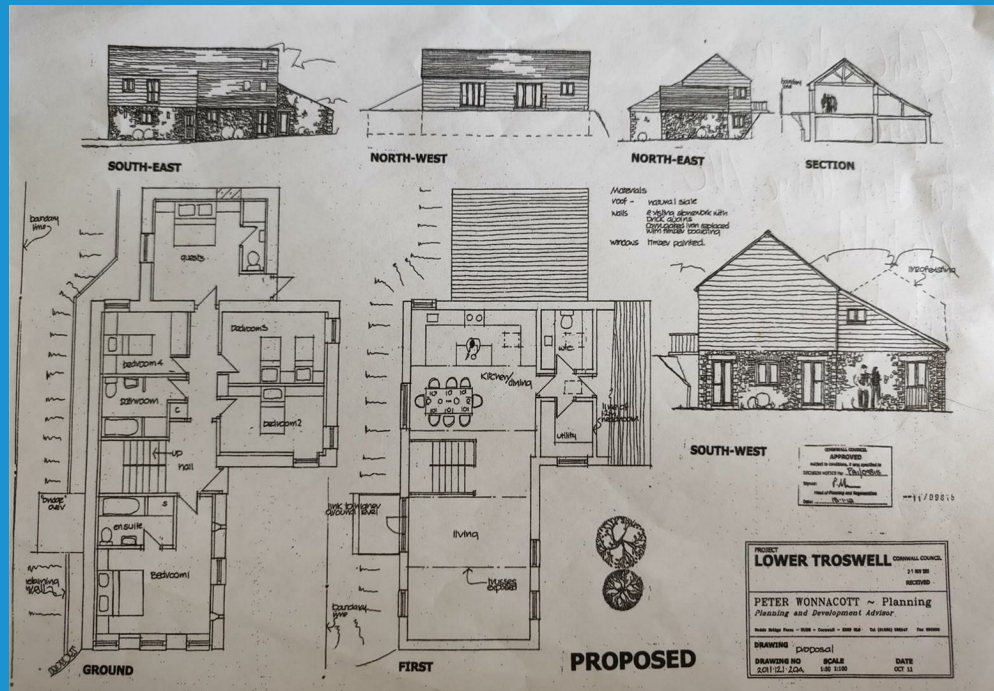
**Lean-To**  
16'5" x 13'11" (5.01m x 4.26m)

### Services

Already bought to the site are electric, water and telephone connections. Drainage is to be confirmed.

### Agents Note

We understand the planning has been activated by the commencement of the installation of the drainage to the barn.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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