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01752 223933 | plymouth@stags.co.uk

Treskelly Barn 2, St Germans Saltash, PL12 5PE

A superb development opportunity to convert a traditional barn into a four bedroom family home.

St Germans 1 mile Saltash 8 miles Plymouth 14 miles

• Significant potential • 4 bedroom barn with planning consent • 0.5 of an acre • Stunning Rural Views •

Guide price £225,000

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SITUATION

Treskelly Farm consists of three barns and farmhouse, either available as a whole or in individual lots, it lies about 0.5 miles north-west of Polbathic Village and occupies a very private yet accessible south facing position. The village of Polbathic stands on a tributary of the River Lynher and has a pub and village hall. The nearby village of St Germans has sought after village facilities including a main line railway station (Plymouth to London Paddington 3 hours), providing a very useful commuting link, community shop, primary school, doctors' surgery, church, public house and a sailing club.

It is surrounded by some of the finest countryside in South West England and occupies a spectacular position with far reaching views, across the rolling and enormously picturesque landscape. The location enjoys excellent communications by rail (St Germans and Plymouth), road (M5 and A38) and air (Newquay and Exeter).

The South Cornish coastline offers some of the finest water sports and sailing in the country as well as many beautiful beaches including Seaton, Downderry and Whitsand Bay. The A38 trunk road, a few miles north, links with the M5 motorway at Exeter. Across the Tamar Bridge is the city of Plymouth which provides a full complement of retail, commercial and educational facilities.

St Germans is also home to the beautiful Port Eliot Estate with its fascinating parkland gardens; the house is now open to the public. A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on the outskirts.

St Mellion International Golf Resort lies approx. 13 miles distant and the city of Plymouth lies within a relatively short commute and has an excellent shopping centre adjacent to the historic and beautiful waterfront areas of the Barbican and Hoe. Plymouth also has a ferry

port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are only a short drive away.

OVERVIEW

Barn two is the largest barn available and permission has been granted for a 4 bedroom circa 200m² family home set in grounds that extends to approx half an acre. It is attached to Barn 3 by a party wall, which creates a superb opportunity for an extended (7-beds) family or for those buyers requiring an annex or income potential.

This property provides a unique and unrivalled opportunity to create something stunning. Our clients have obtained planning permission for renovation and conversion. The stunning rural valley views need to be seen to be appreciated.

It is surrounded within some of the finest countryside in South West England and occupies a spectacular position. The rolling landscape and mature woodland is a rare combination, with good communications by rail (St Germans and Plymouth), road (M5 and A38) and air (Newquay and Exeter).

The South Cornish coastline offers some of the finest water sports and sailing in the country as well as many beautiful beaches including Seaton, Downderry and Whitsand Bay. The A38 trunk road, a few miles north, links with the M5 motorway at Exeter. Across the Tamar Bridge is the city of Plymouth which provides a full complement of retail, commercial and educational facilities.

This is an exciting opportunity to acquire a substantial period barn with consent for conversion to a fine family home.

The site has been cleared and the access roads are in place ready for



the commencement of works.

DESCRIPTION

This development opportunity forms part of a wider scheme with two further barns and a farmhouse. It provides a wealth of possibilities and would make a fine country residence, with the opportunity to create beautiful gardens and grounds.

The Vendor has undertaken significant works to install a new access, thereby creating a good degree of separation between Lots, which complements the well proportioned design. Most of the redundant modern agricultural buildings have also been removed, including any obvious asbestos, thereby offering a project ready to begin. Sympathetic design has been used to make use of existing openings and retain the character and charm of these traditional buildings.

PLANNING PERMISSION

Planning permission was granted in June 2016 for change of use and conversion of traditional agricultural buildings to 3 dwellings and 1 garage PA16/03463 A copy of the plans and planning consent are available for inspection at the Agent's Plymouth Office or online by using the following weblink: <http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O50N4GFGJF100>

COVENANTS

Certain covenants are to be imposed in order to benefit the property and the Vendors retained estate. These will include but not be limited to, a restriction on new buildings without the Vendors prior consent. The storage of caravans, scrap etc. & noisy uses are prohibited. The use of individual units/lots is limited to single private dwelling/houses (four if sold as a whole). The Vendor reserves the right to make future

service connections and there are various fencing obligations.

TENURE

Freehold.

SERVICES

Services are available on site however arrangements will need to be made for connection. A new mains water supply pipe has recently been made available for each of the barns and farmhouse. Each Lot will need connecting to the mains by the purchaser. Rights and reservations regarding services will apply between Lots where necessary.

Although an electricity supply and telephone line have been available to the Farmhouse in the past, purchasers will need to make their own investigations regarding the condition and availability of all services.

VIEWING

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

From the Trerulefoot roundabout, head towards Looe and Polbathic, on the A374. Ignore the right hand turn onto the A387 towards Looe. Shortly after this, turn left (hidden turn) and cross the river and climb the hill. Take the first left and turn left again and you will find the 340m long driveway to the property.





34-36 North Hill, Plymouth, Devon, PL4 8ET
Tel: 01752 223933
Email: plymouth@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E		
21-38	F	38	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	