



**Description**

An interesting opportunity to acquire a range of three stone barns with planning permission already in place, along with a certificate of lawful use and development, to create two semi-detached properties. The larger property comprising a six bedroom property with 4 en-suites and a family bathroom to the first floor. Entrance hall, cloakroom, WC, utility room, lounge, dining room and kitchen to the ground floor. The second property is a reverse level with three bedrooms and bathroom to the ground floor and an open plan living area at first floor level. Both properties having their own large private gardens and associated parking/garage, with the entire site measuring circa 0.75 acres and over 500 square metres of accommodation, with the option to purchase additional land if required. The barns have the benefit of an electricity supply, a shared septic tank and a shared borehole water supply, with telephone and FTTP broadband available on site but not currently connected.

**Situated**

Trehunsey is a small rural hamlet situated in a secluded valley in proximity of the village of Quethiock, a rural village with a primary school, church and parish hall, circa 5 miles east of Liskeard offering a wide range of shopping and leisure activities.

**Planning**

A Grant of Conditional Planning Permission was issued by Cornwall Council under application number PA15/00566, on the 18th March 2015, for 'Proposed conversion of barns A, B and C into two dwellings'.

A Certificate of Lawfulness for Existing Use or Development was issued by Cornwall Council under application number PA22/03565, on the 7th June 2022. Interested parties must make and rely upon their own



planning enquiries of Cornwall Council Planning Department.

**Viewings**

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General

enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

Exempt

**Council Tax Band**

Exempt