



Underthuel Barns

Bolingey



Underthuel Barns, Penwartha Road, Bolingey, Perranporth, TR6 0DH

Located in the sought-after hamlet of Bolingey on the edge of Perranporth, this rare opportunity to acquire a range of traditional stone barns is set within approximately 0.8 acres. With consent for conversion to a dwelling, this is an exciting chance to create an individual home in a convenient coastal setting, with additional land available by separate negotiation.

Distances

Bolingey Inn – at end of drive; Perranporth beach – 1;
Truro – 8.3; Falmouth – 16.1; Cornwall Airport – 13.2
(All distances are approximate and in miles)

Location

Bolingey is a highly regarded hamlet on the edge of Perranporth, one of north Cornwall's most sought-after coastal destinations. Just moments from the dramatic north Cornish coastline, Perranporth is renowned for its vast sandy beach, rolling surf, and spectacular cliff-top scenery, as well as its excellent range of everyday amenities including independent shops, cafés, restaurants, and schooling. The area is particularly appealing to buyers seeking a lifestyle move or coastal retreat, with immediate access to beautiful countryside, scenic walking routes and some of Cornwall's most celebrated beaches.

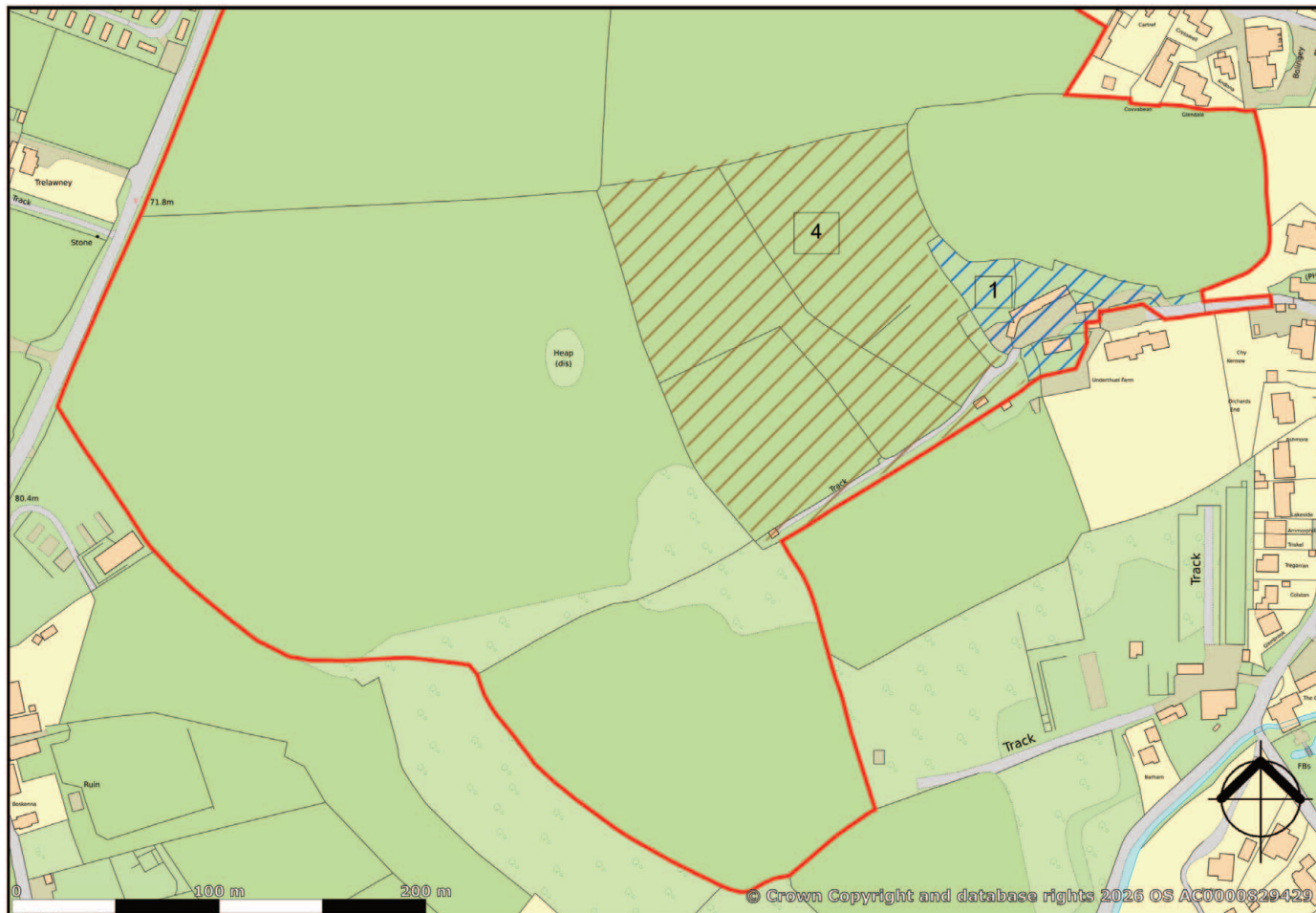
The Site

The site enjoys a semi-rural position at the head of a private lane. The general topography of the site is level and adjoins open fields with an additional, adjoining field available by separate negotiation – 6.2 acres – Guide £120,000.

Planning & CIL

The site has the benefit of a planning permission (PA17/04791) for the conversion of part of the traditional barns into residential. Confirmation of registered commencement of works - BC20/01018/PH ; Commencement in 2020





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Plotted Scale - 1:2,500

Please note that the proposed development may be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). Further information about CIL is available at www.cornwall.gov.uk/cil

This payment will be the purchaser's responsibility.

Tenure, services and material information

Freehold. We understand that mains water and electricity are available. However, all interested parties are to make their own enquiries to the relevant services authorities and providers.

Method of Sale

The freehold of this site is offered for sale on an unconditional basis by way of private treaty.

Viewing arrangements

Please contact Shore Partnership to make a viewing appointment.

Directions

Proceed towards Perranporth on the B3284. Take the first turning on the right after the 'welcome to Perranporth sign', signposted Penwartha & Bolingey. Proceed into Bolingey and turn right at the T-junction and after a short distance turn right and proceed past the Bolingey Inn. You will see the drive straight ahead to the right of the pub car park.

What3Words

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