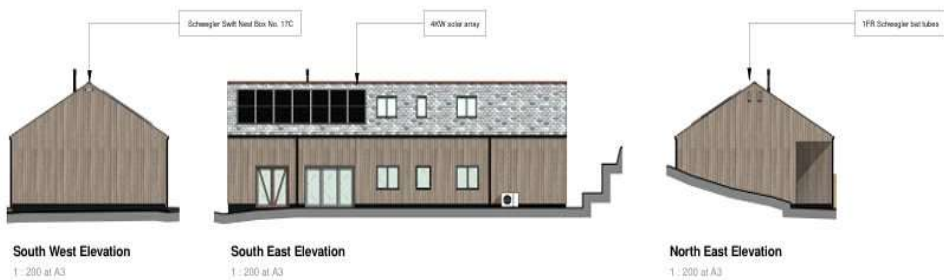


Barns Near Oaklands
 Maxworthy
 North Pertherwin
 Launceston
 Cornwall
 PL15 8LZ

Guide Price: £190,000
Freehold



Changing Lifestyles

01409 254 238
 holsworthy@boproperty.com

Barns Near Oaklands, Maxworthy, North Pertherwin, Launceston, Cornwall, PL15 8LZ



- SOUGHT AFTER LOCATION WITHIN A POPULAR HAMLET
- STUNNING COUNTRYSIDE VIEWS
- DETAILED PLANNING PERMISSION GRANTED
- PROPOSED ACCOMMODATION OF 4 BEDROOMS AND 3 ENSUITES
- 175SQ METERS INTERNAL AREA.
- GENEROUS SIZE SITE
- VIEWING RECOMMENDED
- EPC: TBC
- Council Tax Band: TBC



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Overview

Occupying a pleasant location within this peaceful North Cornish Hamlet is an opportunity to purchase this development plot, with detailed planning permission granted for a 4 bedroom (3 ensuite) detached residence. The property will benefit from superb far-reaching views to the rear over the surrounding countryside. This non estate site would ideally suit those looking to build out their own bespoke home.

Location

The site enjoys a peaceful rural location on a quiet parish road in the hamlet of Maxworthy which falls within the sought after parish of North Petherwin. The small village of North Petherwin is approximately 3 miles distant with its church, well-respected primary school, thriving football club with new club house and popular village hall. The self-contained village of Whitstone is approximately 4 miles to the north of the property with its post office/general store catering for day-to-day needs. The former market town of Launceston, known as the Gateway to Cornwall is approximately 8 miles. At Launceston there is access to the vital A30 trunk road to the cathedral city of Exeter with a superb range of shopping facilities including department stores, mainline railway station serving London Paddington, access to the M5 motorway network and well-respected international airport. The Dartmoor town of Okehampton is some 27 miles, with its shops & station with hourly trains to Exeter & its proposed parkway station just off the A30. The popular North Cornish coastal resort of Bude is some 12 miles to the north with a wide range of activities including extensive sandy beaches, cliff land walks, 18 hole links golf course and access to the A39 trunk road, the Atlantic Highway.

The Plans - Planning permission has been granted for the construction of a new dwellinghouse following extant Class Q development under application PA23/09103. The plans propose a 4 bedroom 3 ensuite detached house of 175 square meters, set within a generous size plot of gardens and driveway providing ample off road parking.

Agents Notes - Full plans and further details are available to view online on the Cornwall planning portal using reference -PA23/09103. Viewing strictly by appointment through Bond Oxborough Phillips. Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

The proposed build - The proposed build outlines a substantial 4 bedroom, 3 ensuite detached residence with 2 of the bedrooms on the first floor. The ground floor will have a spacious kitchen/ diner and living room with vaulted ceilings, a utility room and 2 ground floor bedrooms, 1 ensuite and a family bathroom. Adjoining the side of the property will be a recessed garage, with ample off road parking and a garden area to the front and rear.

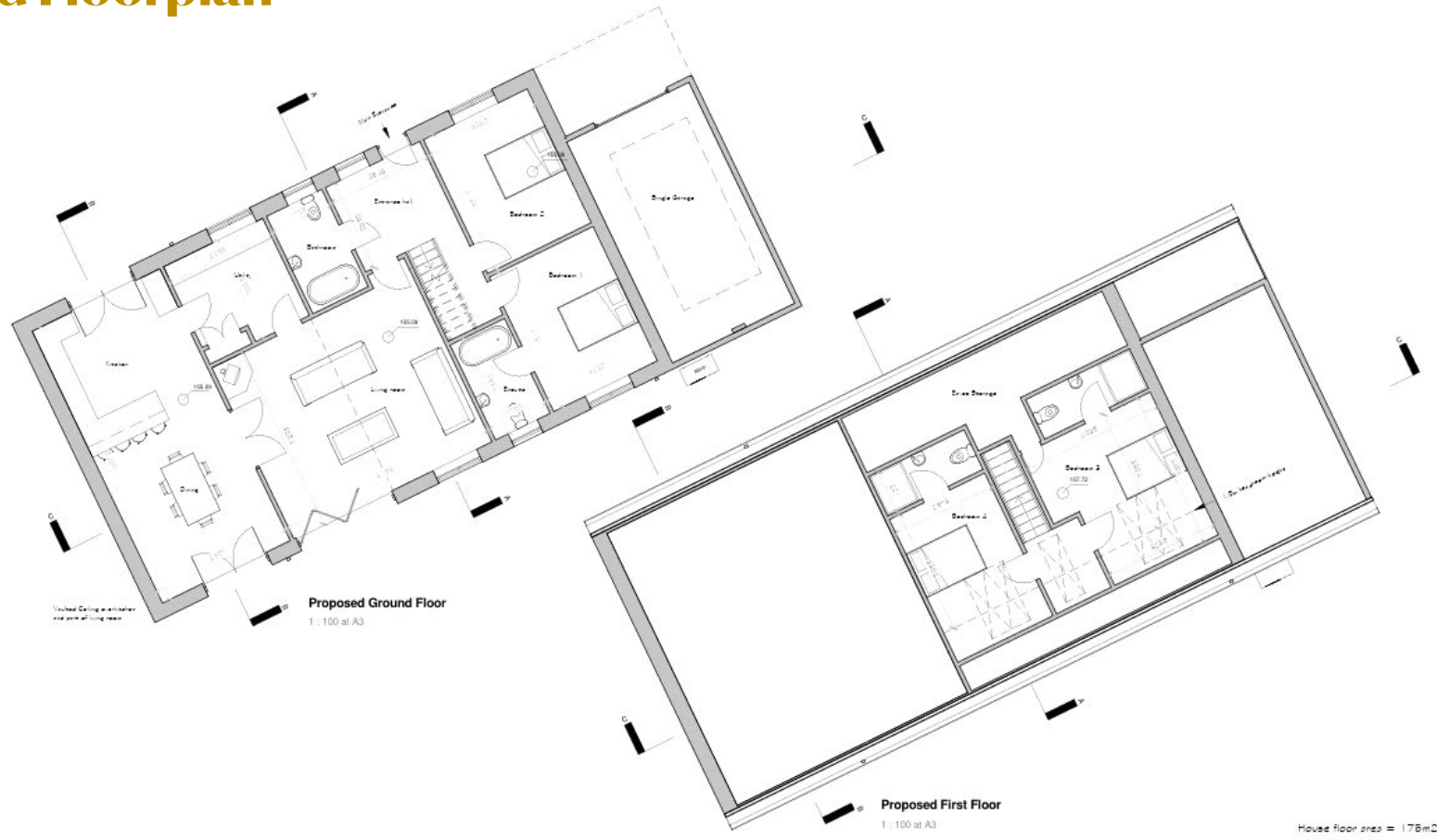
Directions

From Holsworthy proceed on the A3072 Bude road for approximately 5 miles, and upon reaching Red Post turn left onto the B3254 to Whitstone. Proceed through the village of Whitstone and after 1.5 miles take the second right hand turning towards Clubworthy, continue for approximately 1 mile and turn right, signposted Canworthy Water and North Petherwin. Take the next right towards Maxworthy whereupon the 5 bar gate leading to 'Oaklands' will be found within approximately 1 mile on the left hand side.





Proposed Floorplan



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.