

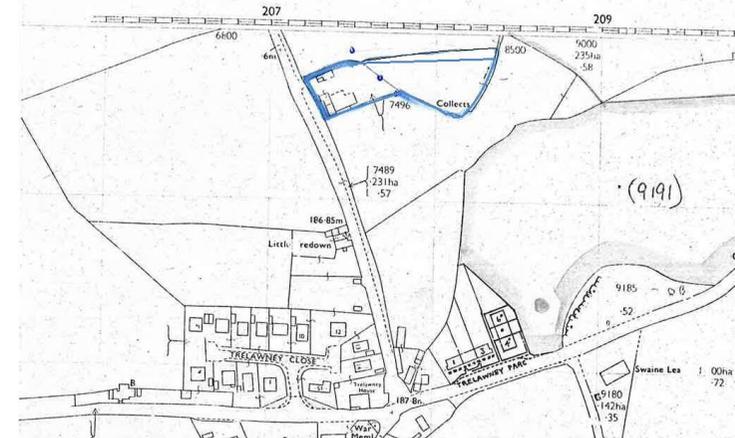


Bond
Oxborough
Phillips

Changing Lifestyles

Little Tredown
Canworthy Water
Cornwall
PL15 8UW

Offers Over: £250,000 Freehold



Changing Lifestyles

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A rare and unique opportunity to acquire a building plot with adjoining meadow in a most spectacular tranquil location surrounded by open rolling countryside, the whole extending to 0.78 acre. Planning consent granted and works already commenced for a large 4 bedroom (all ensuite), 2/3 reception room detached house.

The Site - The site and grounds enjoy a most peaceful setting surrounded by rolling open countryside, the gently sloping pasture meadow is enclosed within mature tree-lined boundaries providing a natural habitat for wildlife and fauna, Works commenced on the site several years ago up to ground floor level and any buyer would have the option to continue with the current approved design or submit a different scheme to the local authority for approval.

Planning - Planning was originally granted under application number E1/1952/92 – Erection of Dwelling – This application was approved on 15/10/1992

Services - It is understood from the owners that mains water is presently on site and electricity is available nearby. The approved plans specify a private drainage system. Any prospective buyer will need to verify the availability of services and associated connection fees.

Viewings - Strictly by appointment with selling agents.

Agents Note - Further details and copies of the approved plans are available from the selling agents. Further details and copies of the approved plans are available from the selling agents. Please be aware the plan provided is not to scale. Confirmation of the boundaries will be provided via the solicitors once a sale is agreed.

Council Tax Band - To be assigned.

Directions

From Bude town centre proceed out of town towards Stratton. Just after passing Bude Service Station, take the right hand turning into Kings Hill. Proceed along this road until reaching the A39 and take the right hand turning signposted Camelford. Proceed for approximately 7 miles to Wainhouse Corner. At Wainhouse Corner turn left towards Canworthy Water follow this road for 4 miles and upon reaching Canworthy Water turn right at the T-Junction. Follow this road for 1 mile to the hamlet of Warbstow. upon entering the centre and just prior to the war memorial turn right into an unmarked track whereupon the site will be found within approximately 300 yards on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.