



### Description

An interesting opportunity to acquire a detached barn, enjoying a plot size of circa 0.17 acres and far reaching rural views, with planning permission in place for conversion to form a two storey, three bedroom property along with associated garden and car parking. Barn E forms part of a complex of three barns with a Grant of Conditional Planning Permission being approved on the 21st August 2023, under application number PA23/01379, for 'Demolition of existing agricultural buildings and conversion of redundant barns to form 3 dwellings'. Interested parties must make and rely upon their own planning enquires of Cornwall Council planning department.

### Situated

Barn E at Bosanketh Farm enjoys a rural location situated between the villages of Sennen and St Buryan. St Buryan offers a range of facilities and amenities, including a junior school, village shop, post office, public house and a church, with nearby sandy beaches and countryside walks, with further facilities and amenities available in Penzance circa 5 miles.

### Proposed Accommodation Ground Floor

Entrance hall, kitchen/breakfast room, utility room, sitting room and WC.

### First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom.

### Outside

Garden area and parking.

### Note

We understand that the property has the benefit of an electricity supply in place, with drainage to be provided via a septic tank and water via a borehole to be installed by the purchaser.

### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. Land and New Homes South West – Charlie Staines 07731 988875. General enquiries Countrywide Property Auctions 01395 275691.

