



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Barn Conversion -

Asking Price

£275,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Hunters Farm

Truro | | TR3 7NG



Conditional planning consent has been granted to convert this modern open fronted barn to a detached family home which the present owner has already completed much of the expensive preparation. A great opportunity to construct a new home in a lovely rural location and within a particular sought after village. Planning details can be viewed via reference PA25/00164

# Hunters Farm

£275,000 Freehold



EAST ELEVATION 1:100



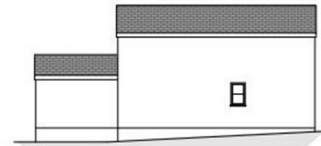
scale @ 1:100



SOUTH ELEVATION 1:100

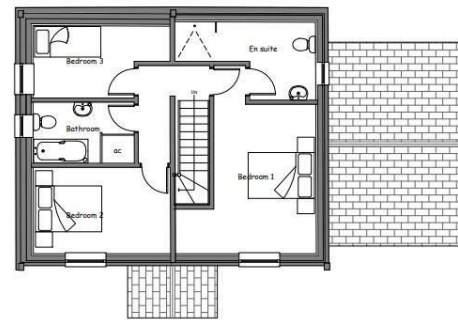
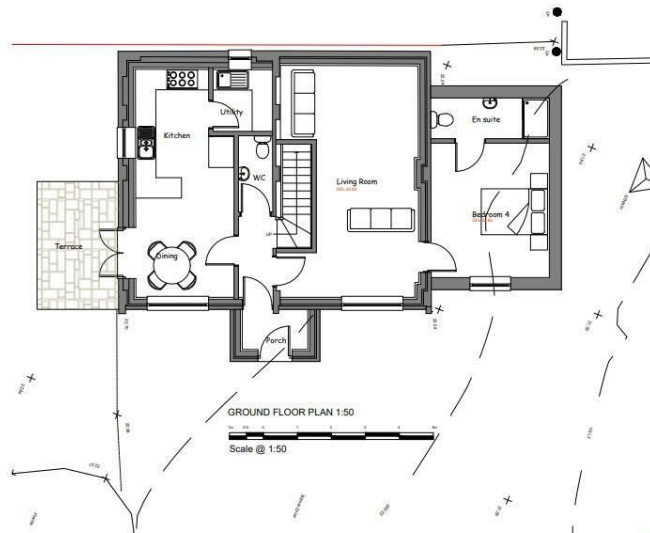


ELEVATION 1:100



WEST ELEVATION 1:100

- Wonderful opportunity to convert a modern barn to a detached family home
- Services are already within a few metres
- The branch line railway station is just up the road
- Measuring approximately 40 metres x 20 metres
- Much of the preparation has already been completed in line with building regs
- Tucked away location on the outskirts of Perranwell Station
- The bridleway provides access to great off road rural walks



FIRST FLOOR PLAN 1:50

## Council Tax Band New Build

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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