

LODGE & THOMAS

ESTABLISHED 1892

The Barn, Trebeigh Farm, Ladock, Truro, Cornwall TR2 4NH



For Sale by Informal Tender:

Offers to be received by Friday 31st October 2025 at 12 noon

A detached traditional barn for conversion with extant planning permission for development to an interesting reverse level four bedroom substantial home.

This is a fabulous opportunity to create a character home, set within a little over 2.5 acres of grounds fronting a stream, in a highly sought-after mid-Cornwall setting.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

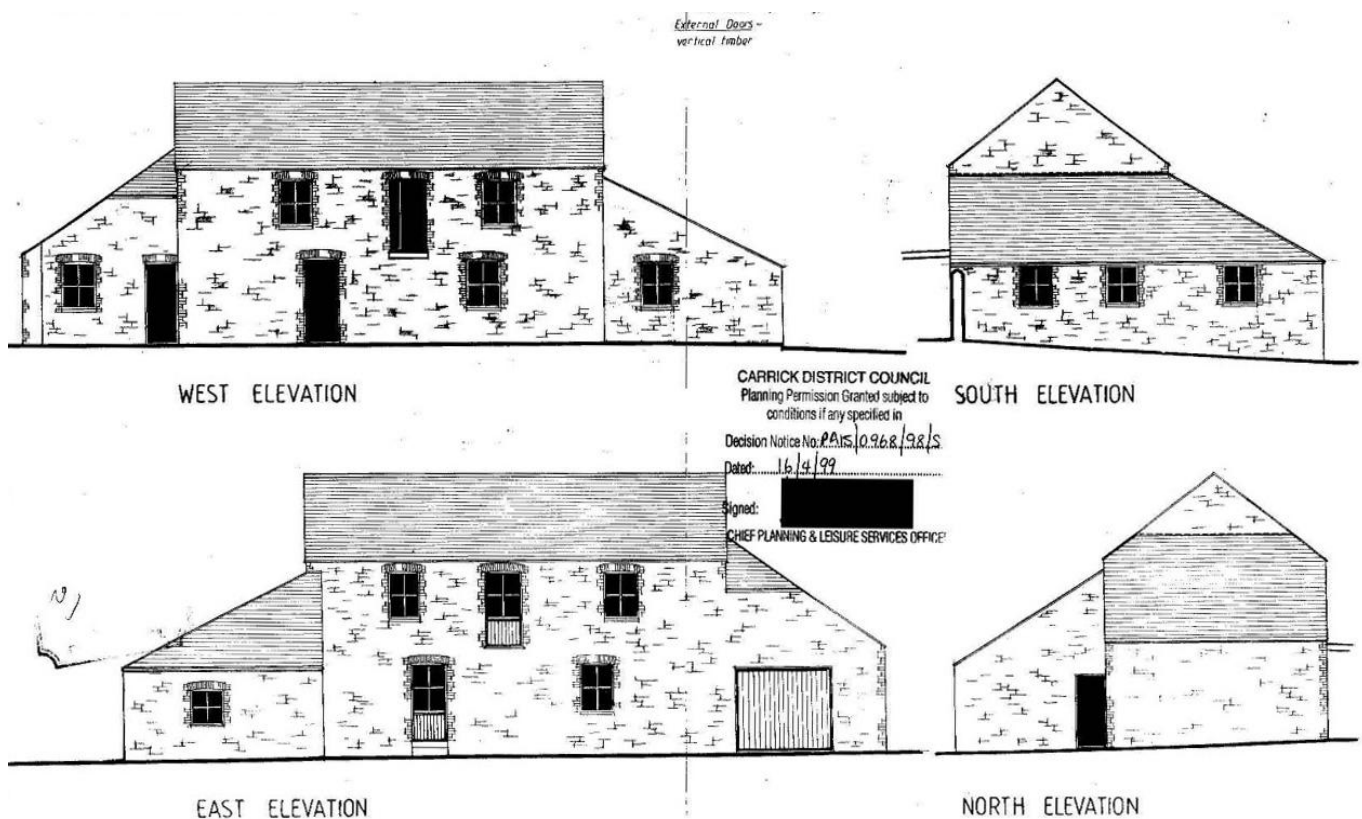
The nearby hamlet of Newmills straddles the B3275, a major road that runs along the Tresillian River through pleasant valley scenery and the village of Ladock. This excellent setting may well enjoy a high degree of privacy yet the Brighton Cross junction with A3058, 2 miles away, means that the A30 is easily accessible providing rapid commuting within and out of the County. It also means that the north coast holiday mecca of Newquay, served by its airport and renowned for its sandy surfing beaches, is within a 20 minute drive, and the busy town St Austell, with its extensive amenities and mainline railway station, is a similar drive the south coast. Whilst there is a choice of primary and junior schools are available nearby at Summercourt, St Stephen, Ladock or Probus, there is a much large choice of state and private schooling in the County town of Truro, famed for its magnificent Cathedral and wide choice of shopping, health and commercial facilities.

The Property

A detached stone built former barn where the current consent provides for an interesting reverse level layout to provide on the ground floor - four bedrooms and either a kitchen/bedroom 5/study and shower/wc and an at first floor – an open plan living/dining room with the option of a kitchen.

The property is hidden away within its delightful sylvan setting amidst over 2.5 acres of level grounds, that are now mainly wooded and bisected by a tributary of the Tresillian River.

Planning consent was originally granted on the 16/04/1999 for the conversion of a redundant farm building into a single unit of holiday accommodation under Application Reference PA15/0968/98/S. A subsequent application Reference MC15/2021/03/B granted permission to allow more time for the conversion. On 29/04/2025 a Certificate of Lawfulness was granted under Reference PA25/01780 acknowledging commencement of work and that the original consent is now extant.





Services

No services are currently connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Viewing

Viewing the Plot by appointment is essential due to the overrun nature of the grounds and poor condition of the building. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk The access grass track to the Plot can be viewed from the public road without appointment.

Directions

From Truro City centre head east on the A390 towards St Austell. Shortly after leaving the village of Tresillian, bear left onto the B3275 and follow the sign post for the village of Ladock. Follow this road through the village shortly after which turn left signposted Trendeal. The access to the barn will be found a short way along on the left hand side identified by a Lodge & Thomas For Sale board. "

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