

LODGE & THOMAS

ESTABLISHED 1892

Burleys Aquatics, Tremenhere Farm, Stithians, Truro, Cornwall TR3 7DP



Once a traditional barn, this property has in more recent years been the base for a successful aquatics business. The owner has now retired and obtained planning consent to convert the property into a spacious three bedroom, single storey dwelling.

Guide Price: £199,950 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The beautiful stone elevations have been maintained to a high standard and the roof replaced using natural slates. Mains electricity is already connected and the planning consent allows for private drainage to be installed. The existing canopy is available to purchase by separate negotiation but will otherwise be removed prior to completion of a sale.

Planning was granted on 30/04/2025, under Planning Application No. PA24/03474, for the conversion of a store and former concrete aquatics shop with side extension to form a single dwellinghouse.

A wonderful opportunity exists to create a 'one-off' home with a large garden and just three neighbours within what was once a rural farmstead.



Proposed Services

Mains electricity. Mains water (not connected) Private drainage. None of these services have been tested and therefore no guarantees can be given. 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.



Proposed North Elevation
1 : 100



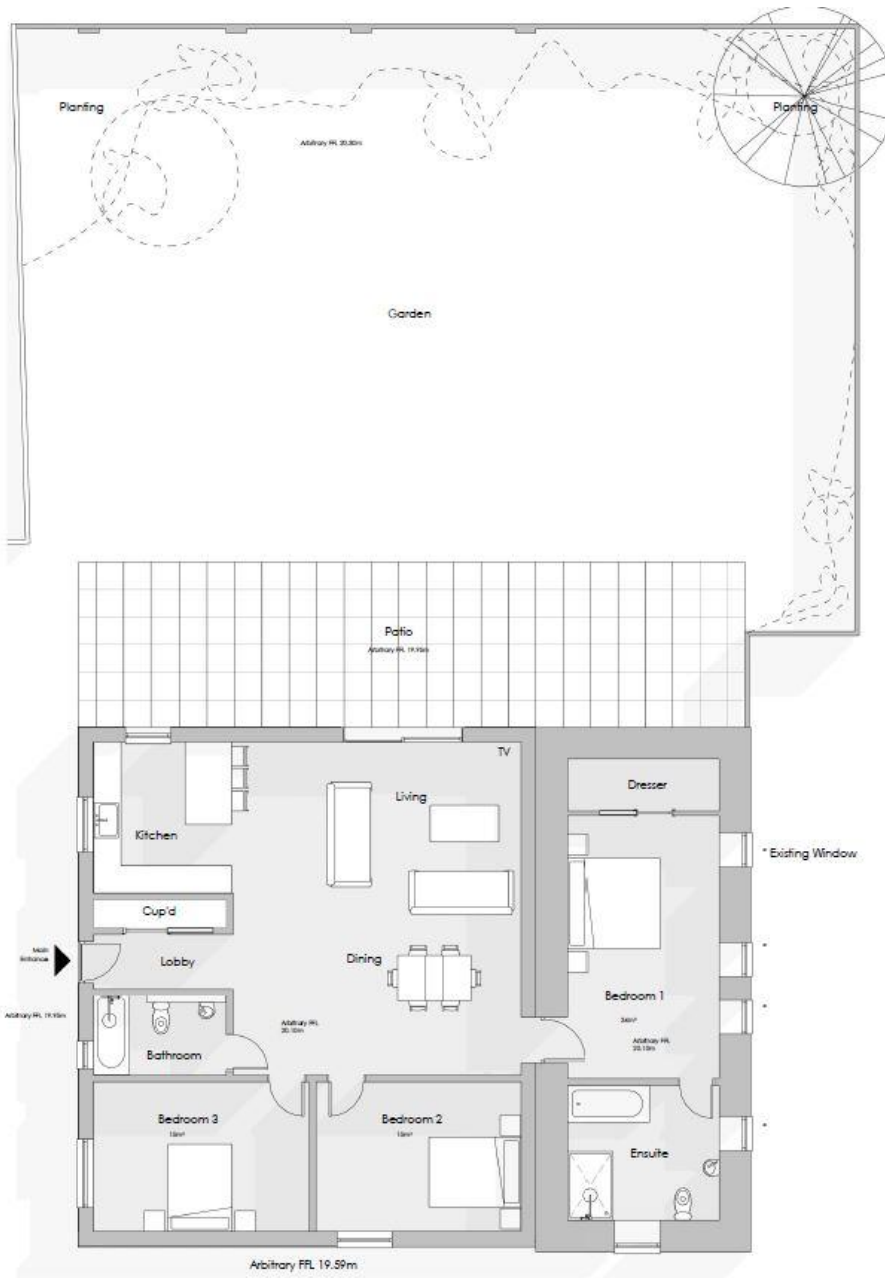
Proposed East Elevation
1 : 100



Proposed South Elevation
1 : 100



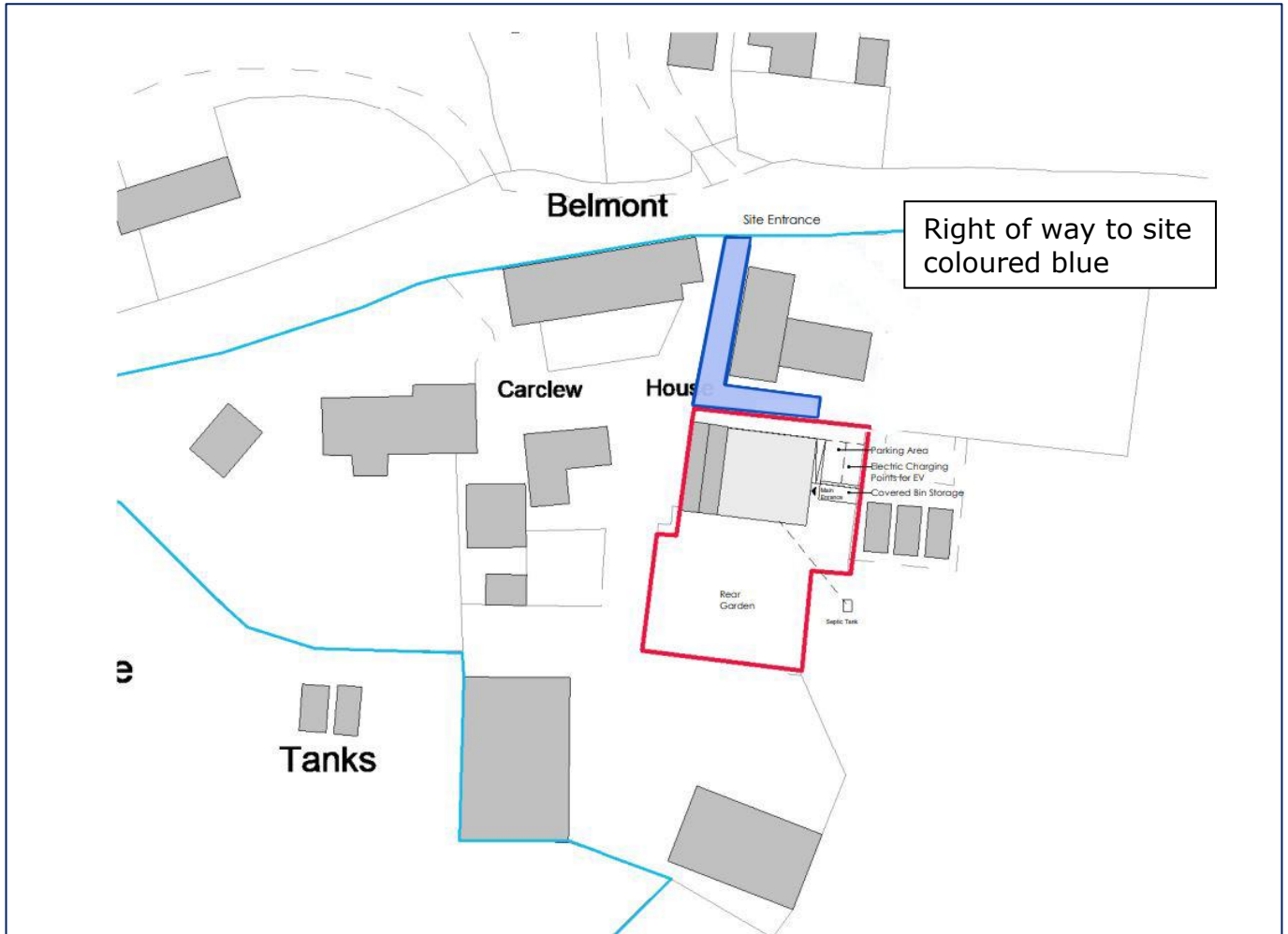
Proposed West Elevation
1 : 100



Proposed Ground Floor Plan
1 : 50

Location

This lovely semi-rural location is on the eastern fringe of the highly regarded village of Stithians, which itself is situated between the major towns of Truro, Falmouth, Redruth and Helston, all of which are in a 9 mile radius. Whilst well placed for daily commuting to all the schooling, shopping, health and leisure facilities of these towns, the local village amenities include a shop/Post Office, public house, a church and a respected primary school. It is a busy village, popular also for its close proximity to the scenic reservoir and associated countryside walks.



Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From the shop and village centre in Stithians, head north along Church Road, passing the primary school on the left hand side. Shortly after the school, bear right past the cricket ground and recreation ground and follow this road for about $\frac{3}{4}$ of a mile whereupon Tremenhere Farm will be found on the right hand side with a Burleys Aquatics sign. Upon turning into the yard, the property for sale will be found on the left had side.

[what3words///nudge.intervene.tint](https://www.what3words.com/nudge.intervene.tint)