

Class Q Barn in 4.68 Acres, Skinners Bottom, Redruth, TR16 5DU



A redundant farm building with class Q permission for conversion into a three bedroom single storey dwelling together with land totalling 4.68 acres in all. Quiet location near to the A30 and the north Cornish coast.

Guide Price: £300,000 Freehold

01872 272722

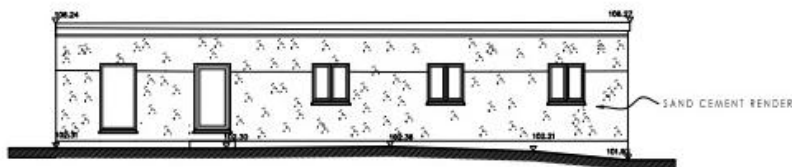
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

This is a wonderful opportunity to create a family home in a popular area close to the north Cornish coast. Class Q Permission was granted on 18th December 2025 (PA25/08725) for the "prior approval for conversion of agricultural building to form a single dwelling" and the proposed dwelling is to offer single storey accommodation comprising; open plan kitchen, dining and living space, utility, three double bedrooms (the master with an en-suite shower room) and family bathroom.

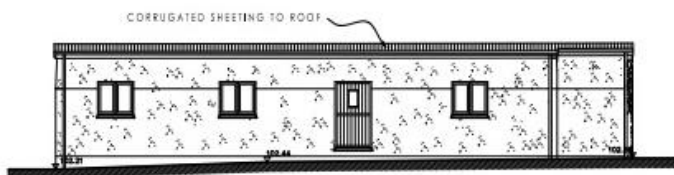
The barn – which is of concrete block construction - is set surrounded by an area of hardstanding offering parking and turning space for multiple vehicles, trailers etc and with a timber vehicular gate from the roadway. It is positioned within a level paddock enclosure which could offer a fantastic garden space (subject to change of use) and beyond the barn are two sloping field enclosures ideal for grazing, growing or amenity use. The barn itself occupies an elevated position and the proposed dwelling will enjoy tremendous, far reaching rural views over the valley.



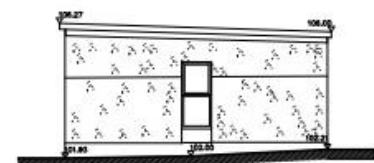
PROPOSED NORTH WEST ELEVATION



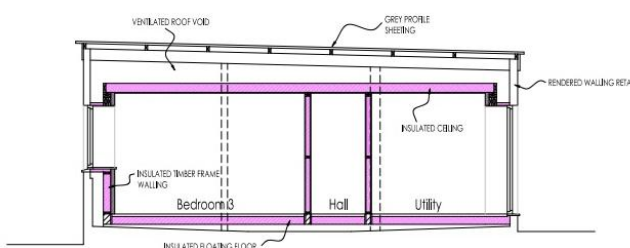
PROPOSED NORTH EAST ELEVATION



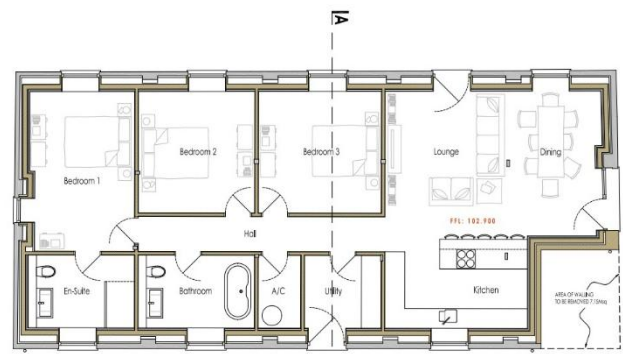
PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED SECTION A-A



PROPOSED GROUND FLOOR PLAN



CIL

A CIL (Community Infrastructure Levy) charge may be payable, unless an exemption applies.

Services

None 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

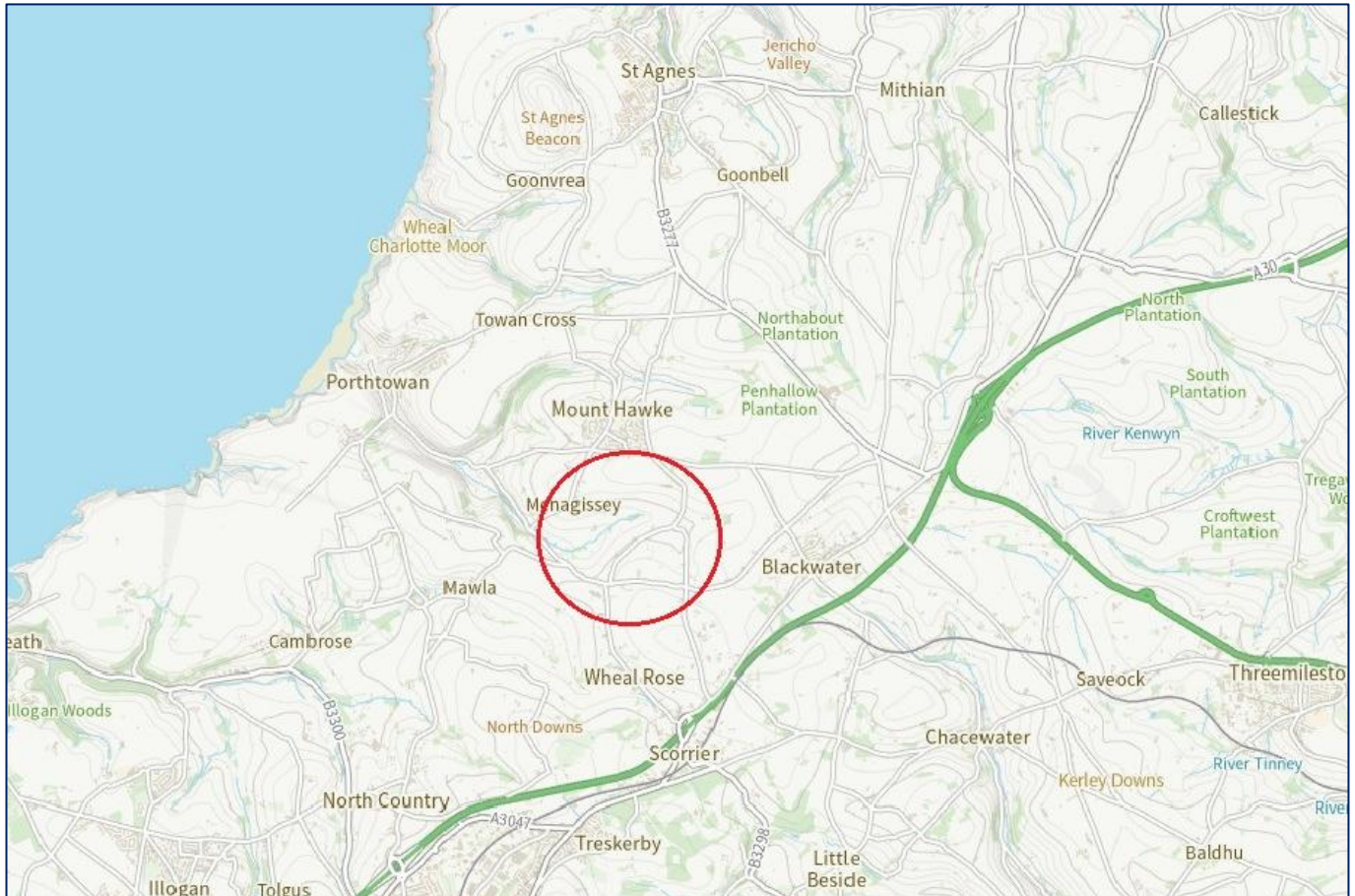
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

Skinner's Bottom lies just north of the A30 providing excellent access in and out of the county and offers excellent out-riding for the equestrian enthusiast. Nearest amenities are available in the village of Mount Hawke which provides a Post Office, country store, florist, nursery and a well-regarded primary school, whilst the larger coastal villages of St Agnes and Portreath offer a wide range of facilities as well as a number of famed surfing beaches.

Truro city with its historic cathedral is approximately 9.5 miles distant and offers an extensive range of every day amenities including a high street with independent retailers and national multiples, numerous eateries, the Hall for Cornwall, primary and secondary schooling.

Truro and Redruth both offer a mainline railway link to London (Paddington).



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the centre of Blackwater village proceed in a westerly direction towards Redruth and immediately after Smokey Joe's café turn right signposted Mount Hawke and Skinner's Bottom. Follow this road for a little over half a mile before turning left at the crossroads. Continue for another half a mile before turning right (signposted Mount Hawke) and the barn will be found after approximately a quarter of a mile on the left hand side, identified by a Lodge & Thomas for sale board.

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