



Church House

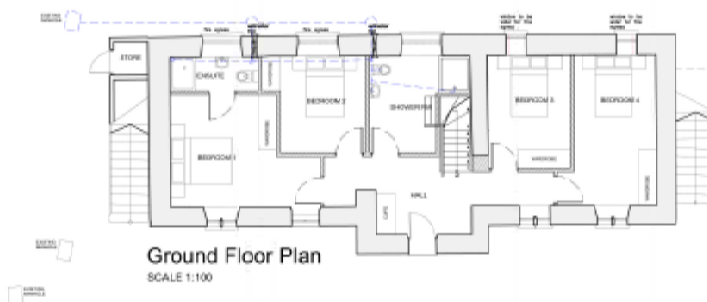
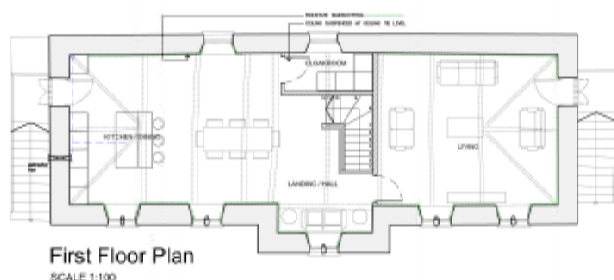
Penhallow, Truro, TR4 9LQ

Perranporth - 2 Miles, St Agnes - 4 Miles
Newquay - 7.5 Miles, Truro - 8 Miles, Newquay Airport - 12.5 Miles

*An exciting opportunity to create a landmark home
within the Cornish countryside*

Grade II Listed • Planning Permission for change of use to a four bedroom residential dwelling • Large garage • Detached
Part former ground floor dwelling • Part former church hall

PROPOSED FLOORPLANS



Approximate Gross Internal Area: 162 sq.m. / 1743 sq.ft.

savills

Savills Truro

73 Lemon Street, Truro, Cornwall, TR1 2PN

georgia.ryder@savills.com

01872 243 230

savills.co.uk

Situation

Located within the coastal civil parish of Perranzabuloe, Church House is just over 2 miles South East from the sandy beach of Perranporth, surrounded by rolling countryside. Perranzabuloe parish is bordered to the west by the Atlantic coast and St Agnes parish with easy access to the A30.

Perranzabuloe boasts a country pub and the local village of Goonhavern approximately 1.6 miles to the north east offers a range of local amenities including a post office and general stores, primary school, pub, garden centre, community centre, café/restaurant, pet shop and health and beauty salon. A large range of amenities can also be found in Perranporth.

The Property

Church House is a Grade II Listed former national school for Perranzabuloe dating back to the 19th Century which has remained largely unchanged since 1878 and stands within its own curtilage. Set on the edge of the parish, Church House is adjacent to Perranzabuloe, St Piran's Church and Churchyard. The ground floor has been used as self-contained privately rented accommodation until recent years and with some improvement could be made habitable.

Planning

The property benefits from Planning Consent from Cornwall Council reference PA18/10765 and Listed Building Consent dated 29th July 2019 for change of use of the first floor school room to allow full use of the building as a dwelling house.

The dwelling will utilise the existing openings and principally retain the external appearance. The ground floor will provide four bedrooms, a shower room, ensuite and entrance hall whilst the first floor will accommodate an open plan living space comprising landing hall, kitchen/dining area and living room.



Covenants

The standard Truro Diocesan Board of Finance Covenants will be imposed in order to protect the property and surrounding area.

Services

Main water and electricity. Private Drainage.

Local Authority

Cornwall Council

Energy Performance

EPC rating - G(3).

Tenure & Possession

Freehold with vacant possession.

Viewings

Strictly by appointment with Savills.

Directions

Heading West on the A30 from Carland Cross roundabout take the third exit and follow the A30 for approximately 1.7 miles. Take the right hand turning signposted for Perranporth and Goonhavern and follow the B3285 for approximately 2.2 miles until reaching Goonhavern. Upon reaching Goonhavern you will reach a T Junction, turn left on the A3075 towards Perranwell and follow the A3075 over both mini roundabouts. Approximately 1.6 miles along the A3075 you will reach Perranzabuloe, the property is located on Cocks Hill on the right hand side as you enter the parish.

Technical Pack

A technical pack containing all planning application documents is available through Savills (UK) Limited



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