



The Pack House

The Pack House, Tregarthen, Long Rock, Penzance, Cornwall, TR20 8YH



Penzance 2.5 miles Marazion 2.5 miles

Opportunity to convert a modern farm building into a fine contemporary residence with about 0.4 of an acre

- Edge Popular Hamlet
- Views to St Michaels Mount
- About 1,350 Sq Ft (GEA)
- Reception Hall
- Open-plan Kitchen/Dining/Living Room
- Utility Room
- Master Bedroom with En Suite
- 2 Other Double Bedrooms
- Bathroom
- Outside Garden Areas

Guide Price £350,000



SITUATION

The Pack House is situated on the edge of the sought after hamlet of Tregarthen in a commanding position enjoying views to St Michael's Mount. The villages of Ludgvan, Gulval and Crowlas are all 1 to 2 miles distant and these are supplemented further by the town of Penzance about 2.5 miles to the south-west.

THE PACK HOUSE BUILDING

The building is a mono-pitched timber frame modern agricultural Store Building originally designed as a vegetable packing shed. It extends to about 1,350 sq ft (gea) and stands overlooking its own extensive garden areas to the front with further areas to the rear – perhaps a suitable area for a detached double garage, subject to all necessary consents and approvals

TOWN AND COUNTRY PLANNING

Prior approval was granted by Cornwall Council on 29th January 2021 under Class Q, Part 3 of Schedule II of the Town and Country Planning (General Permitted Development) (England) Order 2015 reference PA20/08747 for the conversion of the building to create a three bedroom residential dwelling.

A copy of the relevant planning documentation and associated drawings are available on request from Stags' Truro office or can be viewed on www.cornwall.gov.uk/environment-and-planning/planning/online-planning-register.

The accommodation under the current approval is shown on the attached floor plan.

PLANS AND DRAWINGS

The annotated photographs, plans and drawings attached to these particulars are for identification and guidance purposes only, are not to scale and not to be relied upon.

VIEWING

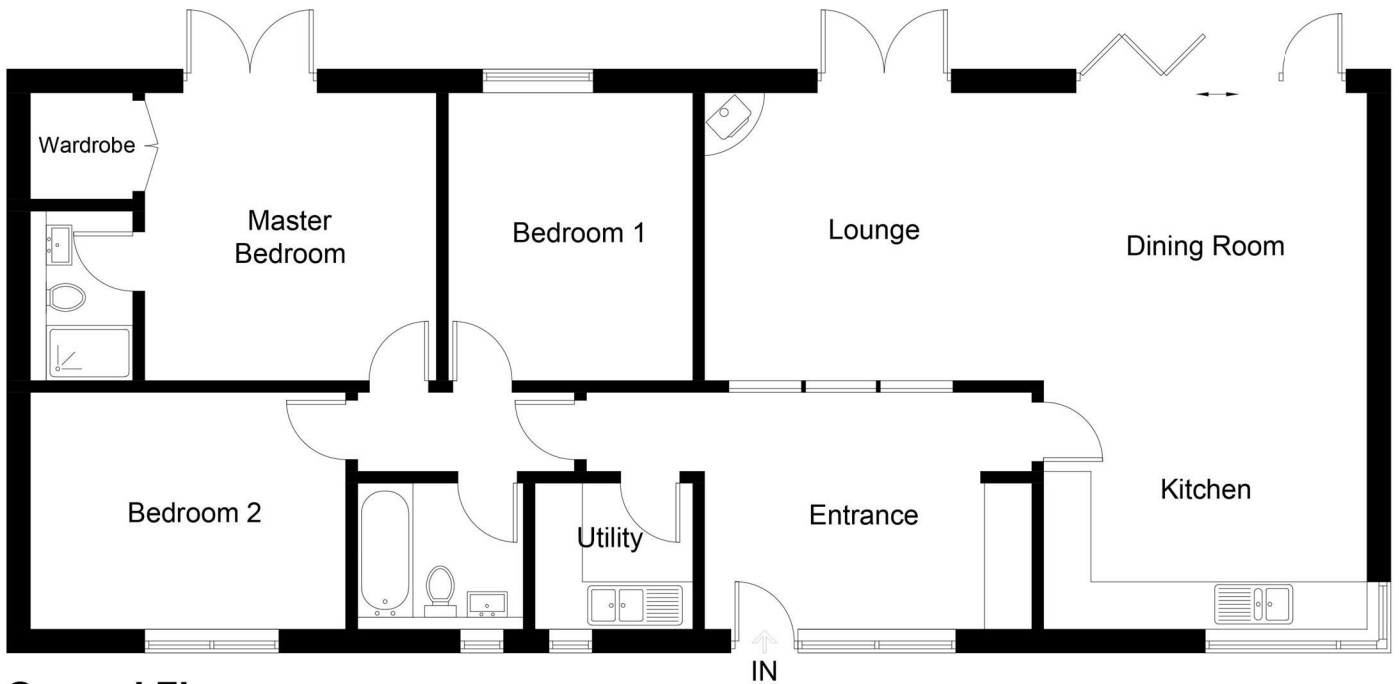
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

On the A30(T) at St Erth, travel south-west towards Penzance and drive through Canonstow and Crowlas. On the outskirts of Crowlas at the crossroads, turn right towards Ludgvan. Pass the school, ignore the turning to the right towards Vellanoweth and opposite, bear to the left into Long Lane. Drive out of the village and continue along the lane, ignore the turning to the right (unsignposted) and the turning to the left (also unsignposted). Continue for about a further 200 yards before turning right into the no through road towards Tregarthen (signed). Drive up the road to the hamlet, continue to the top of the road, bear to the right into the stone track and then immediately right and The Pack House will be seen in the distance on the right.

SERVICES

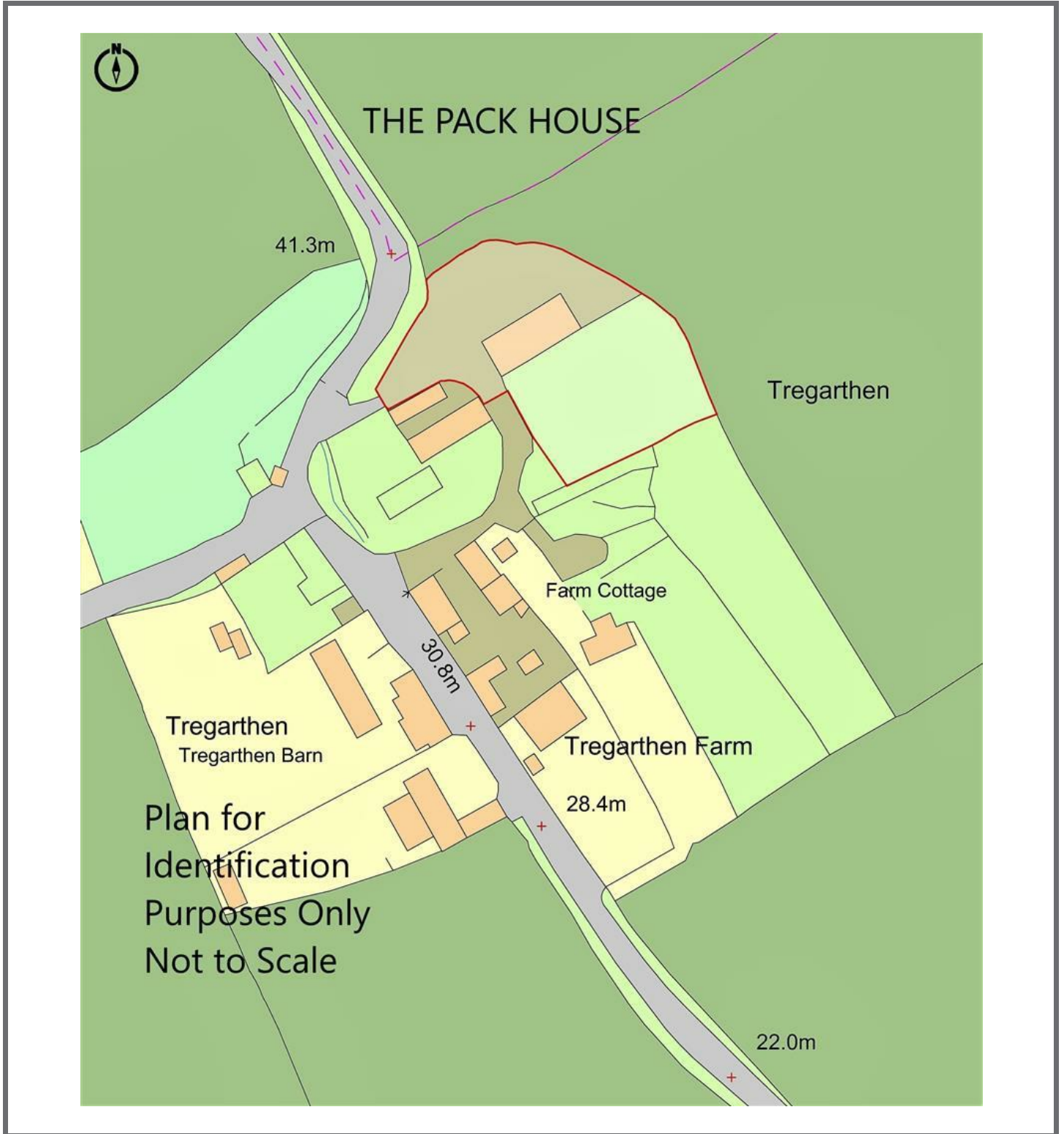
Mains water and electricity nearby – the availability for connection has not been checked or tested. It is envisaged that there will be a private drainage system within the grounds.



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (11735542)





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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