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Gopreva



#### SITUATION

Gopreva is situated on the edge of the Penwith Peninsula in an accessible, yet tucked away, position in the popular area of Lelant Downs between St Ives/Carbis Bay, Hayle and Penzance.

#### THE BUNGALOW, OUTBUILDINGS AND LAND (RED)

An opportunity to purchase a detached rural bungalow in need of complete renovation and modernisation, a range of outbuildings and an adjoining field.

The accommodation layout for the bungalow is shown on the attached floor plan. In total, the property extends to about 1.70 acres.

#### MUNDIC BLOCK FREE

A mundic block test has been carried out. The property is classified as free of Mundic Block.

#### EXCLUSIVELY AVAILABLE (BLUE)

Exclusively available to the purchaser of Gopreva, at the price of £125,000, is an adjacent single storey timber chalet and which was last lived in in December 2021. Outside is a large garden area of about 0.15 of an acre - as shown outlined in blue on the attached plan for identification purposes only. It is considered that the timber chalet offers potential for complete renovation or redevelopment - subject to any necessary consents or approvals.

#### NB

Outline Planning Permission was granted by Cornwall Council on 22nd March 2023 (PA22/08711) for the erection of two residential dwellings within the grounds of the overall property as outlined in red and blue. Copies of the Decision Notice and all associated drawings are available on request from Stags' Truro office or can be viewed on the Cornwall Council Planning website - [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

#### PLAN

The plan attached to these particulars is not to scale and for identification purposes only.

#### FENCING COVENANT

If the exclusive opportunity to purchase the chalet (blue) is not exercised, the purchaser of Gopreva (red) will be required to erect a post and rail fence with posts at 4m intervals, two rails and animal proof netting between points A, B and C within two months of completion.

#### VIEWING

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

#### SERVICES

Mains water and electricity connected to the bungalow and chalet.

Private drainage - there is a current private drainage system situated within the land outlined in blue. If the exclusive opportunity to purchase the chalet (blue) is not exercised, the current system will not be included within the sale and the purchaser will be required to install a new private drainage system within the land outlined in red.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02 likely and EE, Three and Vodafone limited inside. 02, EE, Three and Vodafone likely outside (Ofcom).

#### DIRECTIONS

Travelling westbound on the A30(T), at the roundabout at the western end of the Hayle bypass, take the second exit (A3074) signposted towards St Ives. Drive down the hill, go straight over at the roundabout and at the next roundabout, turn left towards Tate St Ives. Drive uphill for about a mile. A few yards after a Horse Triangular Warning road sign on the left, just before the turning to the left towards Cripplease, there is an unsigned stone track on the left which leads to a few houses. The entrance to Gopreva is the first on the right-hand side.

#### NB

The kitchen and bathroom units shown on the attached images have been removed

A30(T) 1.5 miles Hayle 2.5 miles Carbis Bay  
3 miles St Ives 4 miles Penzance 7 miles

In a favoured area, a tremendous opportunity to purchase a rural bungalow for complete renovation and modernisation together with outbuildings and an adjoining field - total about 1.70 acres

- 2 Bedroom Bungalow
- For Renovation & Modernisation
- No Mundic Block
- Mains Electricity and Water
- Good Position
- Outbuildong
- Adjoining Field
- Total about 1.70 Acres
- Freehold
- Council Tax Band A

Guide Price £350,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		
(69-88) C	(55-68) D		
(46-65) E	(35-44) F		
(1-45) G			

Net energy efficient - higher rating costs

England & Wales EU DIRECTIVE 2002/91/EC

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