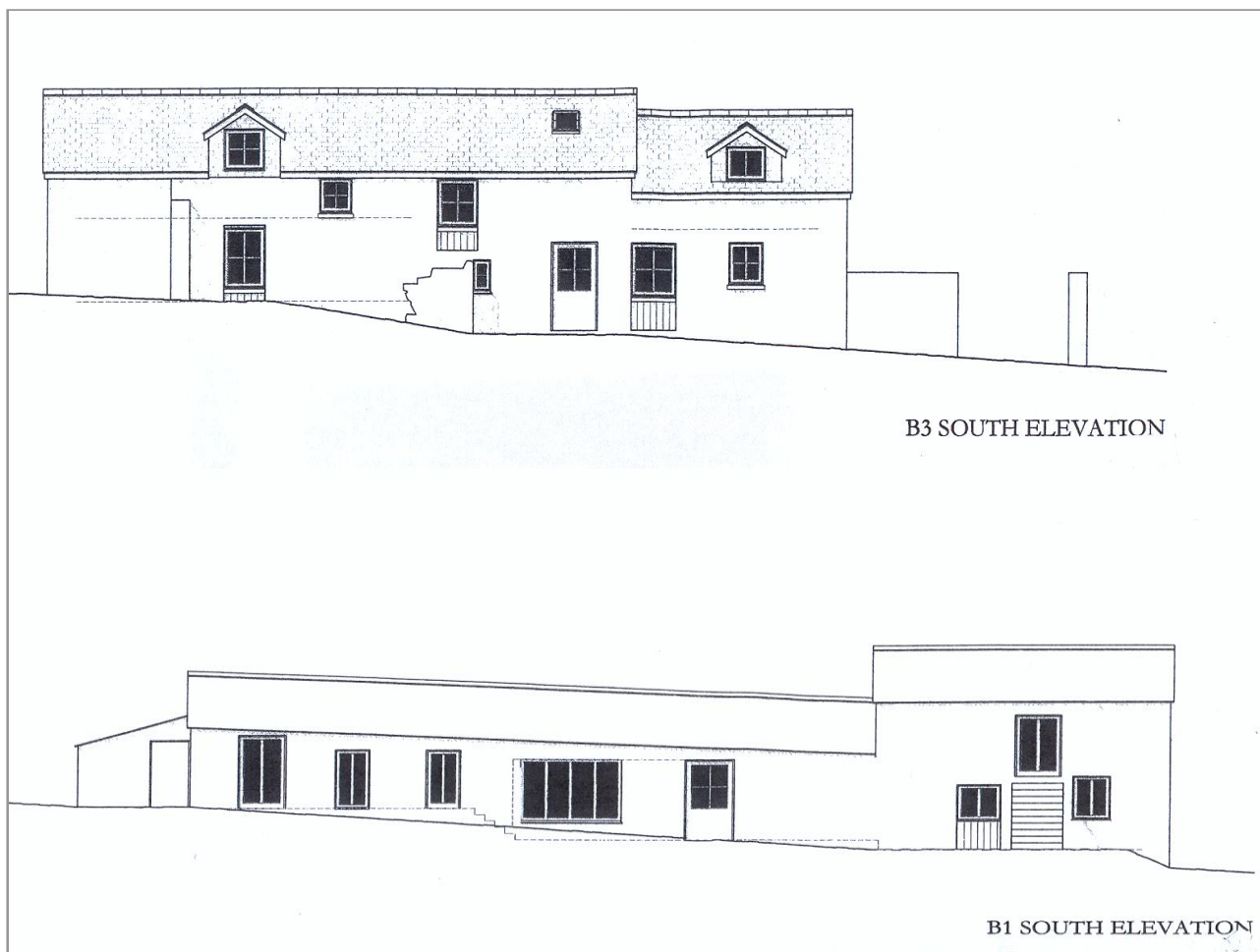


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Barns at Wood Farm, Redruth Road, Helston TR13 0PT

Three stone barns with planning permission to
convert into three detached residential dwellings.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Barns at Wood Farm, Redruth Road, Helston TR13 0PT

An excellent opportunity to acquire three stone barns with detailed planning permission to convert into residential dwellings approximately three quarters of a mile from the outskirts of Helston. The barns are set in a rural environment predominantly surrounded by open farmland. The barns enjoy a peaceful location being in a tucked away position which is accessed by a private driveway.

Helston town offers a good range of everyday facilities together with a choice of supermarkets, junior and senior schooling and recreational facilities.

Planning permission was granted on 12 October 2020 reference PA20/05684 for the conversion of three traditional stone barns into individual residential dwelling. Full detailed plans are available for inspection at Care & Company offices.

BARN ONE (proposed)-

Front door with entrance hall to open plan Living, Kitchen and Utility areas –

Kitchen 4m x 4m

Living 6m x 4m

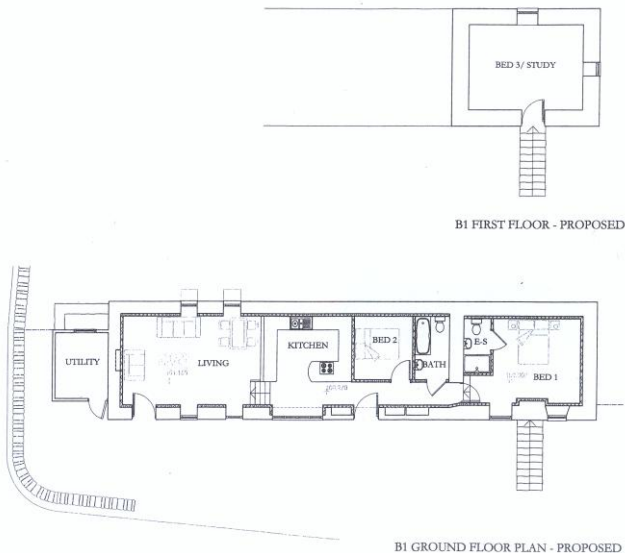
Utility 2.4m x 2.8m

Bedroom One (ensuite) 5.1m x 3.7m

Bedroom Two 2.5m x 2.8m

Bedroom Three/Study 5m x 3.7m with external stairs.

Family Bathroom 1.5m x 3.3m



BARN TWO (proposed) –

Entrance to open plan Kitchen Diner and Living Room-

Kitchen/Diner 4.7m x 3.9m

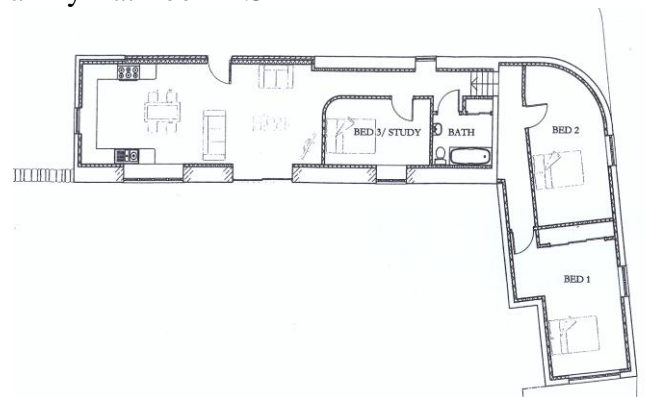
Living area 4.6m x 3.9m

Bedroom One 4m (narrowing to 2.9m) x 5m with built in wardrobe/storage.

Bedroom Two 2.9m x 6.2m with curved outer wall.

Bedroom Three 4m x 2.5m

Family Bathroom 2.3m x 2m



BARN THREE (proposed)-

Entrance Hall with understairs WC

Open plan Kitchen/Diner 7.4m x 3.8m

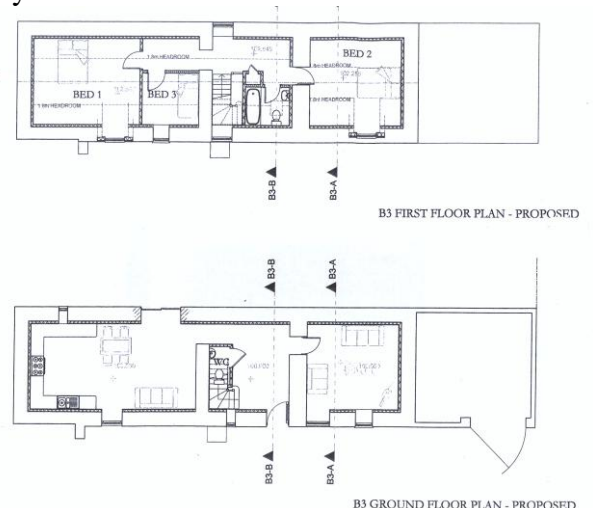
Living Room 4.1m x 3.3m

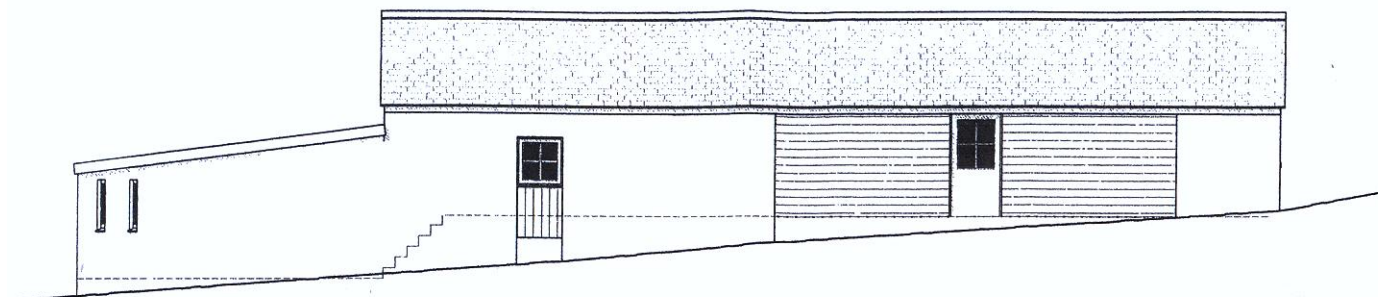
Bedroom One 4.3m x 3.8m

Bedroom Two 4.1m x 3.3m

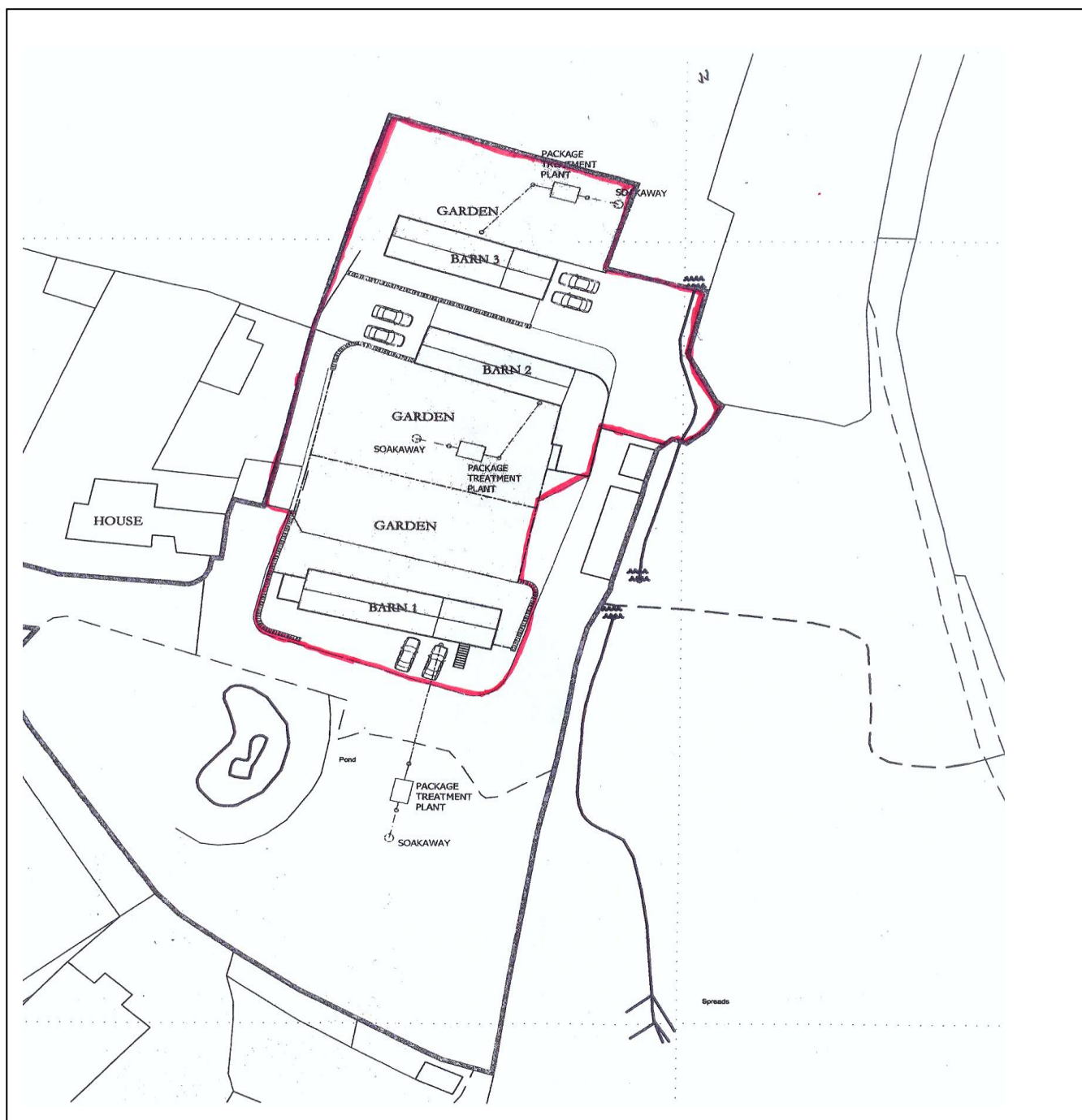
Bedroom Three 2.5m x 2.3m

Family Bathroom 2m x 1.7m





B2 NORTH ELEVATION



Proposed Services – Mains Water, Electricity and Private Drainage.

Price £330,000

Viewing Strictly by appointment only with the Vendors' Sole Agents

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EL 01326 565956
careandcompany@btconnect.com www.careandco.co.uk

Date of Instruction: 26 February 2021

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