

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Barns at Estover Farm Halestown, St. Ives, Cornwall TR26 3NA

Three stone barns with planning permission to convert
located approximately one and a quarter
miles from St Ives.

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

Tel: 01326 565956

Barns at Estover Farm, Halestown, St. Ives, TR26 3NA

An excellent opportunity to acquire three stone barns with permission to convert into residential dwellings in close proximity to St Ives and Carbis Bay. Halestown is a small rural village surrounded by predominantly open farmland. To the north lies the stunning St Ives to Land's End coastline and to the west St Ives with its picturesque harbour and sandy beaches.



PLANNING PERMISSION

Planning permission was granted on 20th May 2019-PA18/08102 for the conversion of three traditional stone barns into individual residential units. Full detailed plans are available for inspection at Care & Company offices.

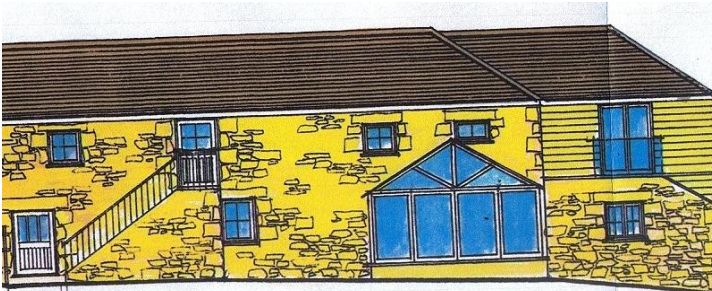
BARN 1 has permission to convert into a four bedroom dwelling with exceptionally spacious living accommodation (Could potentially provide an annexe subject to amending the current planning permission).

BARN 2 has permission to convert into a two bedroom dwelling with open plan Kitchen/Diner and spacious Living Room.

BARN 3 has permission to convert into a two bedroom detached dwelling.

Proposed accommodation (all dimensions approximate)

BARN ONE



Entrance Hall

With stairs to first floor and downstairs WC.

Kitchen/Diner 7.8m x 4.3m

Leading off the kitchen-

Utility Room 4.2m x 3.4m

From the utility room Bedroom One, a useful Pantry area and a Shower room with WC can be accessed.



Bedroom One 5.3m x 4.2m

Double aspect.

Pantry 3m x 2.2m

Shower Room with WC 2.2m x 2m

Living Room 6.7m x 4.8m

And leading off...

Conservatory 4.8m x 4.8m

Study 5.8m x 5m

With door opening onto the garden and outside granite stairway to Master Bedroom above.

First Floor Landing

Bedroom Two 5m x 4.4m (including an ensuite bathroom)

Bedroom Three 4m x 3.5m

Separate Bathroom

Master Bedroom (Four) 6m x 4.9m (including an ensuite shower room and large dressing room)

Dual aspect with granite stairway leading down to the garden.

BARN TWO



Entrance Door

To...

Open Plan Kitchen/Dining area 3.1m x 7m

With double doors leading into the garden.

Leading off the kitchen are a separate Utility Room and Bathroom.

Living Room 6.2m x 4.2m

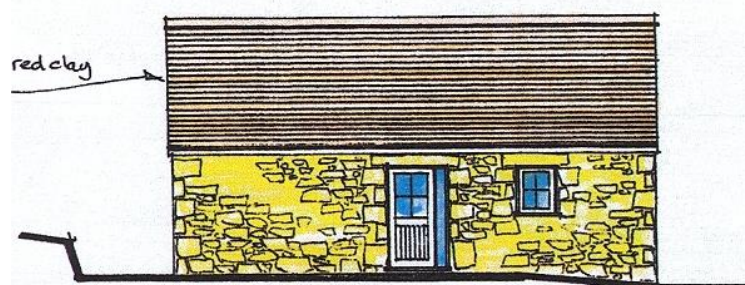


Stairs to first floor

Bedroom One 4.1m x 3.2m

Bedroom Two 4.1m x 2.7m

BARN THREE



NORTH EAST ELEVATION



Door leading to –

Living area 5.4m x 5m

Dual aspect with staircase to first floor, leading off –

Kitchen/Diner 3.5m x 3m

Bathroom 2.1m x 2.3m

First Floor – Landing

Bedroom One 3.5m x 3.5m

Bedroom Two 3.5m x 3.4m max narrowing to 3m

Proposed Services : -

Mains Water and Electricity and Private Drainage.



Price Guide – Offers are invited in the region of £450,000

Viewing Strictly by appointment only with the Vendors' Sole Agents

CARE & COMPANY

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