

GORRAN BARNES, GORRAN, PL26 6NR.



AN LUGHTY (two bedrooms)
AN CROW MOGH (two bedrooms)
AN CARJY (one bedroom)
AN LONJY (one bedroom)
AN STEVEL GWEL CALA (one bedroom)

OFFERS IN EXCESS OF **£800,000**

An incredibly rare opportunity for those looking for a lifestyle change or development project with a mixture of five converted barns with some work / restoration needed, on a large plot with stunning uninterrupted coastal views. Located in the sought-after area of Gorran, just on the outskirts of Gorran Haven. Currently there are five individual barns but any buyer has the opportunity to change the layout to suit their needs (subject to any necessary consents).

The barns are named as follows:

AN LUGHTY (two bedrooms)

AN CROW MOGH (two bedrooms)

AN CARJY (one bedroom)

AN LONJY (one bedroom)

AN STEVEL GWEL CALA (one bedroom)

Both Lonjy and Stevel (the one-bedroom barns) need restoring with the remaining three in generally good order throughout. Any purchaser may decide to combine two or three of the barns creating a larger unit. An Lughty is slightly separate from the other four barns and is of excellent size. It has recently had a new slate roof and is in good order throughout with spacious accommodation. Also it has separate access to the first floor via outside steps making it a prime opportunity to split into two self-contained apartments (subject to the necessary consents).

The courtyard provides access to all five barns giving potential to create gardens or possibly parking areas if required. The four barns to the front all have south facing gardens, three of which enjoy spectacular views across surrounding country side towards Dodman Point, and Gorran Bay.

The barns are located just outside Gorran Haven, in a quiet area with countryside surrounding.

Due to the nature of this project, with five separate barns, there is huge potential for a lucrative income through holiday or full time letting. Equally it can serve as a permanent home with potential income for those looking to enjoy the Cornish way of a quiet lifestyle with tranquil beauty surrounding you.

Location Summary – (distances are approximate)

Truro – 16 miles (London Paddington about 4.5 hours by rail). St Austell – 8.5 miles (primary and secondary schools). Tregony – 7.5 miles (primary and secondary schools). Gorran Churchtown – 1 mile (primary school). St Mawes – 15.5 miles. Porthluney Cove Beach – 1.5 miles. Newquay Airport – 22 miles (London Gatwick about 65 minutes by air). Gorran Primary School - 1 mile. The famous 'Lost Gardens of Heligan' - 4.5 miles away. Working fishing village of Mevagissey - 3 miles. The Eden Project - 12.5 miles.

Gorran Haven

The South Cornwall coastal area in and around Gorran Haven is renowned for its outstanding natural beauty and beaches. The South Cornwall Coast Path is nearby providing miles of spectacular cliff-top walks. Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The village itself has amenities catering for everyday needs including mini-market/newsagent/post office, restaurant and doctors surgery and there are two pubs within a short distance.







General Information

Services

Mains water, electricity and private drainage. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating – An Lonjy E. An Crow Mogh E. An Carjy F. An Lughty C. An Stevel Gwel Cala G.

Council tax band - An Lonjy A. An Crow Mogh A. An Carjy A. An Lughty B. An Stevel Gwel Cala A.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.