



The Granary

Barkla Farm | Barkla Shop | St. Agnes | TR5 0XN

Price Guide £500,000



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- 2.2 Acres
- South facing
- Tremendous potential
- EPC tbc
- Detached Home (One bedroom)
- Extensive outbuildings
- Council tax band A

This collection of buildings at Barkla Farm, Barkla Shop occupy a wonderful south facing position, and come with a total plot divided into 2 main sections of approaching 2.2 acres.

The property comprises a detached former Granary that provides a one bedroom home. In addition there is an extensive range of long established buildings with a variety of uses and potential for redevelopment (subject to obtaining planning consent).

These presently provide a studio/home office with store, a generous attached studio with mezzanine over a sitting /sun room area with, kitchenette and shower room and further office/studio with shower room.

A wonderful range of garaging and barn/workshop spaces include a double garage with inspection pit, Large garage/workshop with attached store, and further stores. Extensive parking is located at the property, and there are 2 extensive paddock/field areas with delightful pond, and mown pathways to meander through.





Location

Located about a mile from the centre of St Agnes, and a short walk (800m) from Mithian and the very popular Miners Arms.

St Agnes is located in an area of outstanding natural beauty and is thriving, traditional village with a rich history. There are excellent facilities including a variety of independent shops, bars and cafes. There is a doctors and dental surgery, primary school and church and chapel. The Coves at Trevaunance and Chapel Porth are popular with swimmers and surfers alike and the coast path is a delight for keen walkers. Truro, the main county town with main line rail station, College and County Hospital is 8 miles distant.

VIEWING STRICTLY BY APPOINTMENT.

Information

Council tax band: A

Tenure: Freehold

EPC: tbc

Services; Electricity, water and private drainage.

Broadband: Superfast 80 Mbps 20 Mbps (Offcom Checker)

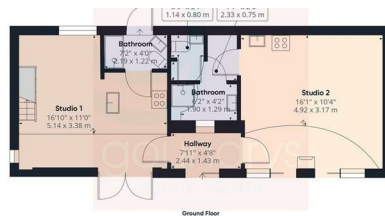
Mobile Coverage: EE Three O2 Vodafone All likely to have good coverage and supports multimedia (Offcom Checker)

LAND: If not required the lower paddock could be excluded as the seller would consider retaining it.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment,



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Approximate total area*
 681.03 sq ft
 63.20 sqm

Reduced headroom
 21.97 sq ft
 2.04 sqm

(*) Excluding balconies and terraces.

(*) Reduced headroom (Below 1.90m/6'3").

While every effort has been made to present an accurate and up-to-date representation of the property, the developer does not warrant the accuracy of the information.

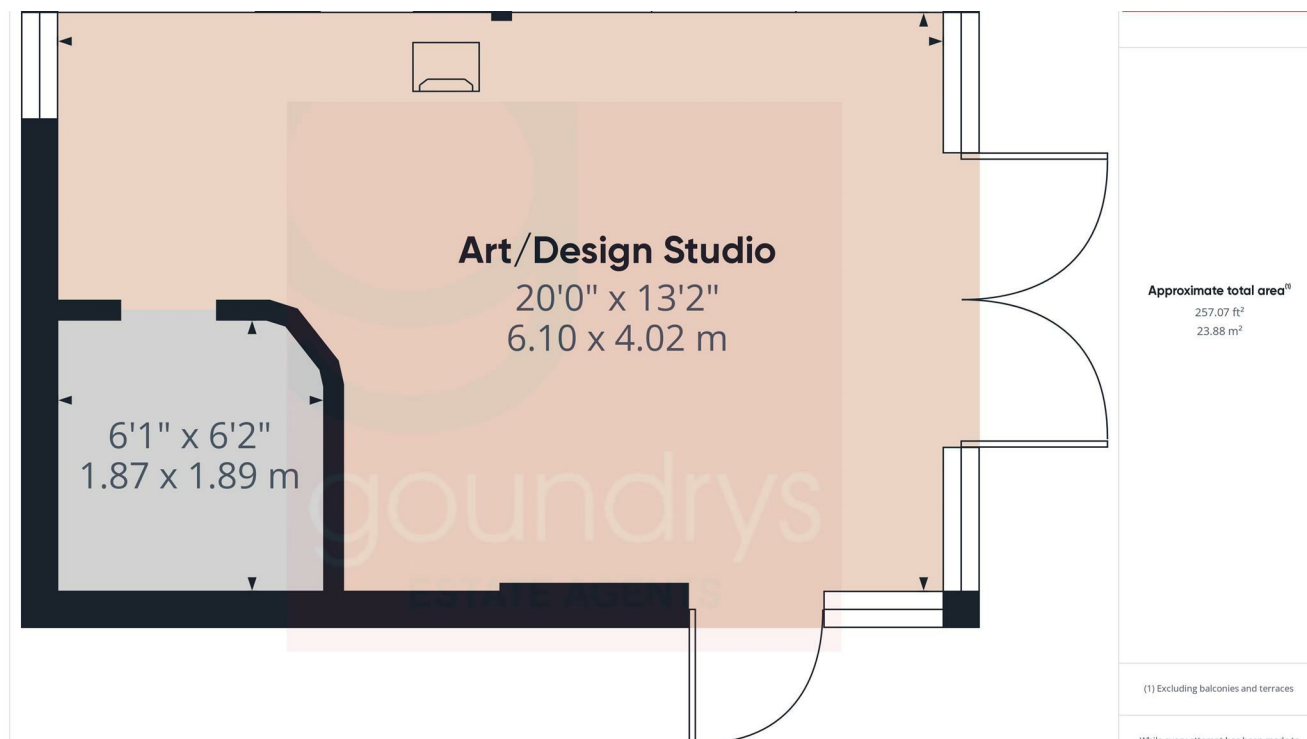
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale





Ground Floor

Floor 1

Approximate total area⁽¹⁾
496.46 ft²
46.12 m²

Reduced headroom
13.28 ft²
1.23 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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