



The Barn at Wild Willow Cottage



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Located in one of Cornwall's most prestigious coastal villages, a rare opportunity to purchase a detached outbuilding / garage with planning permission to convert or demolish and rebuild into a two storey three bedroom detached house with parking and garden, situated within walking distance of shops, restaurants, beaches, sailing facilities and beautiful coastal walks.



Existing Accommodation Summary

Total Internal Floor Area: 770.26 sq ft (71.56 sq m).

Ground Floor

Storage Room and Workshop Room.

Outside

Courtyard and Side Garden Area (proposed parking area).

Proposed Accommodation Summary

(as per Planning Permission PA23/04684 and PA22/10255)

Total Internal Floor Area: 1540 sq ft (143 sq m).

Lower Ground Floor

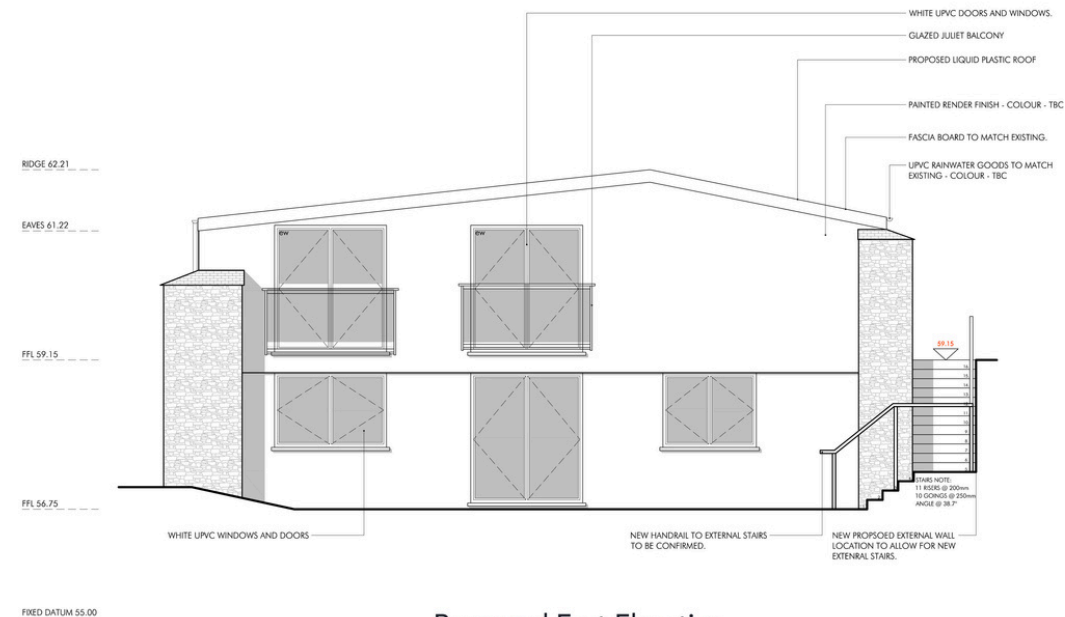
Lower Hall, Cloakroom W/C, Open Plan Lounge / Dining Room, Kitchen.

Ground Floor

Upper Hall, Three Bedrooms, Family Bathroom.

Outside

Off Road Tandem Parking for Two Vehicles, Courtyard Garden.

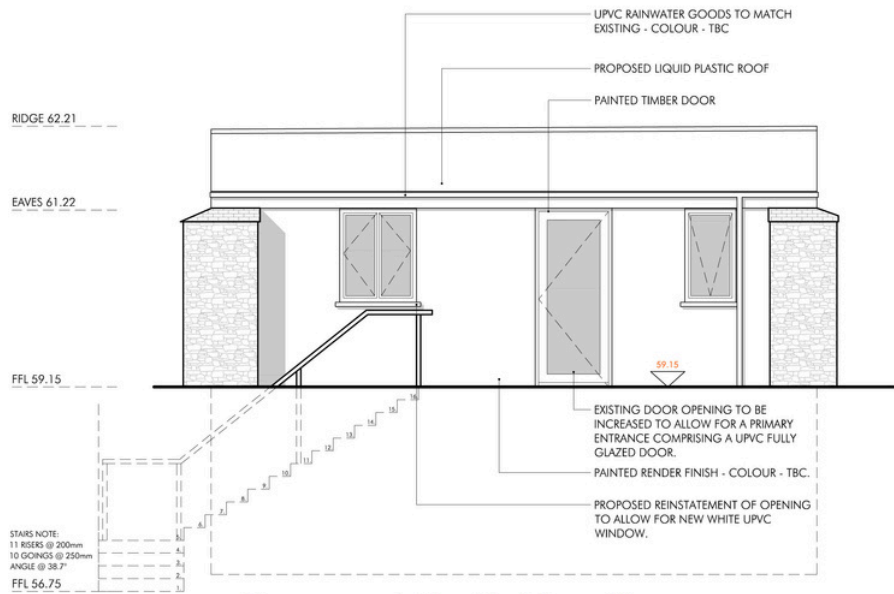


Proposed East Elevation

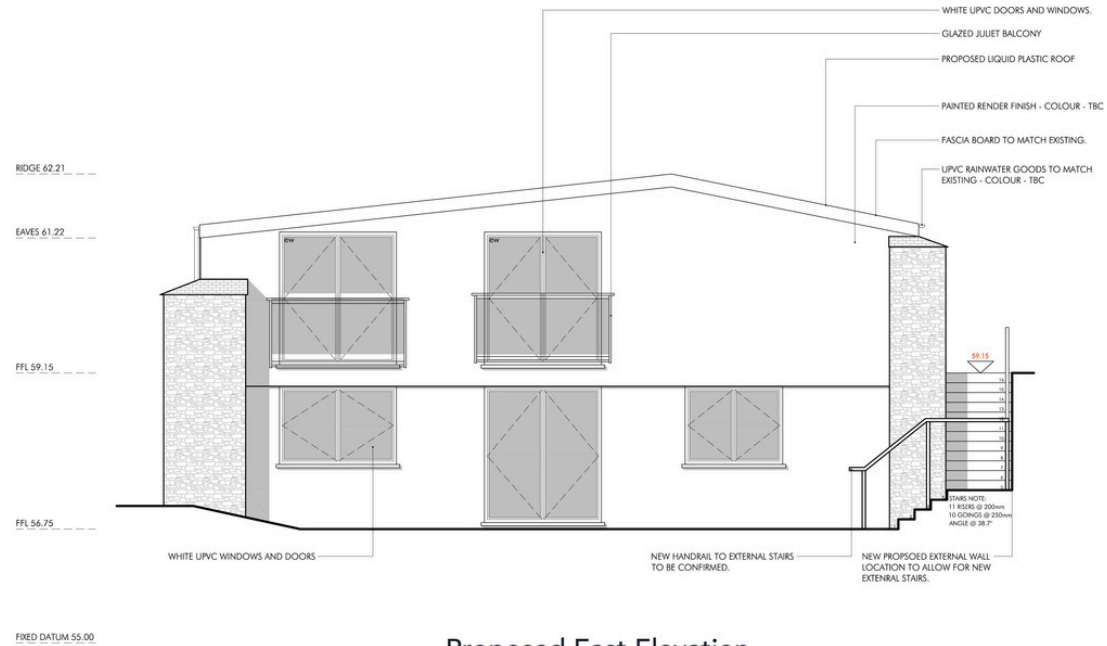
Introduction

This exciting and rare opportunity has planning permission granted to either convert the existing structure or demolish and rebuild into a detached two storey three bedroomed family sized house with parking facilities and garden. Hancock Lane is located in an elevated position around 550 yards walk from central village amenities. Water sport facilities and an abundance beautiful coastal walks are on the doorstep. This thrilling prospect is suited towards those buyers yearning for a project to build their dream home to their own specifications and internal layout in one of Cornwall's most sought after and exclusive coastal villages.

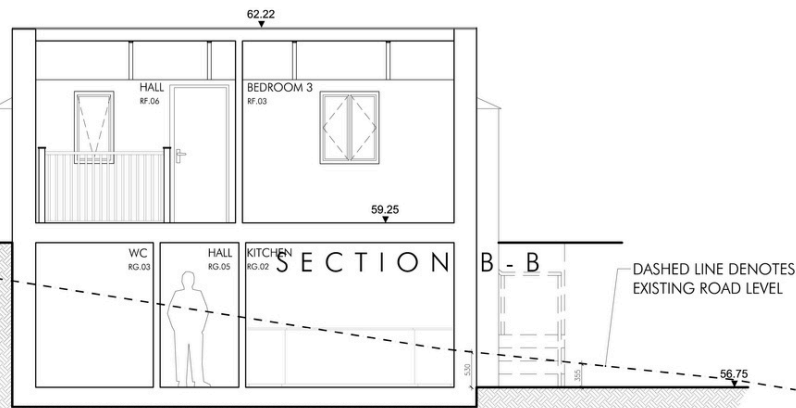




Proposed North Elevation

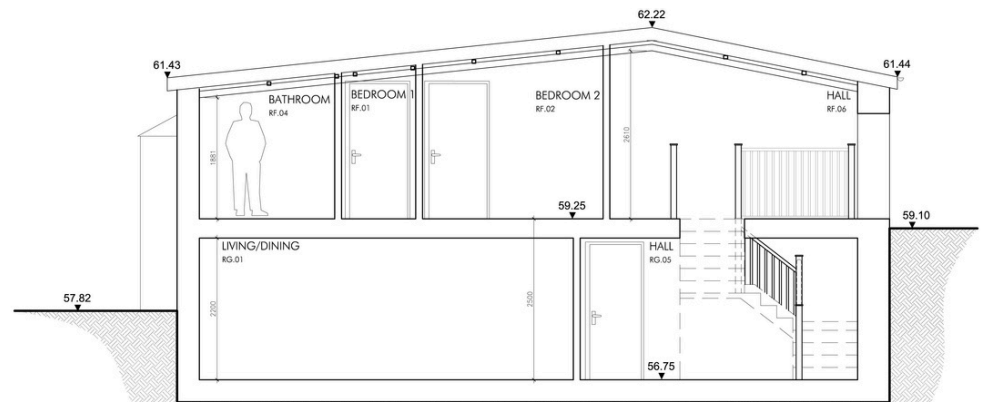


Proposed East Elevation



Datum 55.00m

SECTION B - B



Datum 55.00m

SECTION A - A



Location Summary

(Distances and times are approximate)

St Mawes Quay and Sailing Club: 550 yards walk. Tavern Beach: 700 yards walk. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with regular flights to London and other UK regional airports. St Austell: 15 miles with London Paddington 4.5 hours by rail.

St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle built by Henry VIII. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

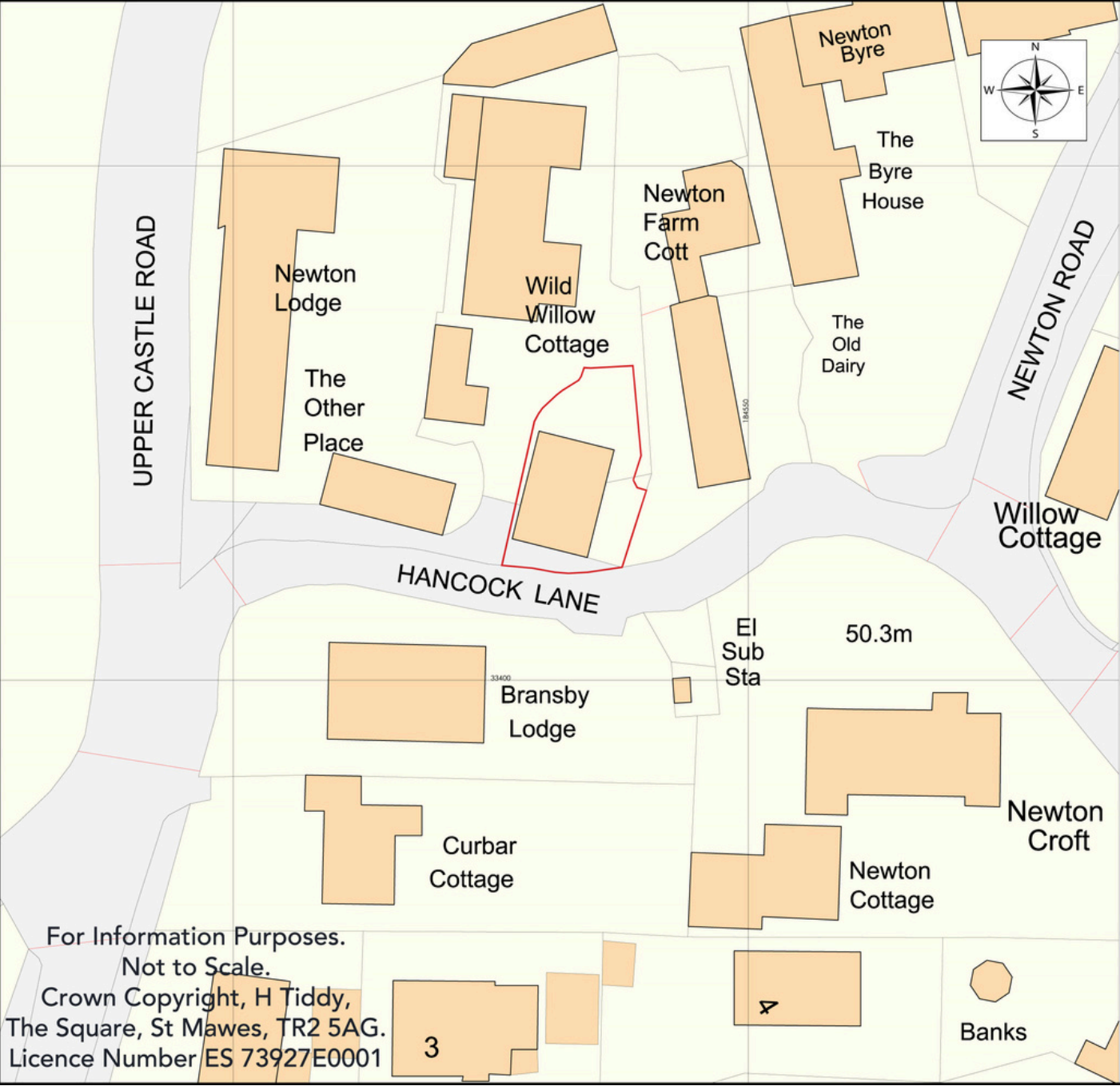
Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine Dining Restaurants

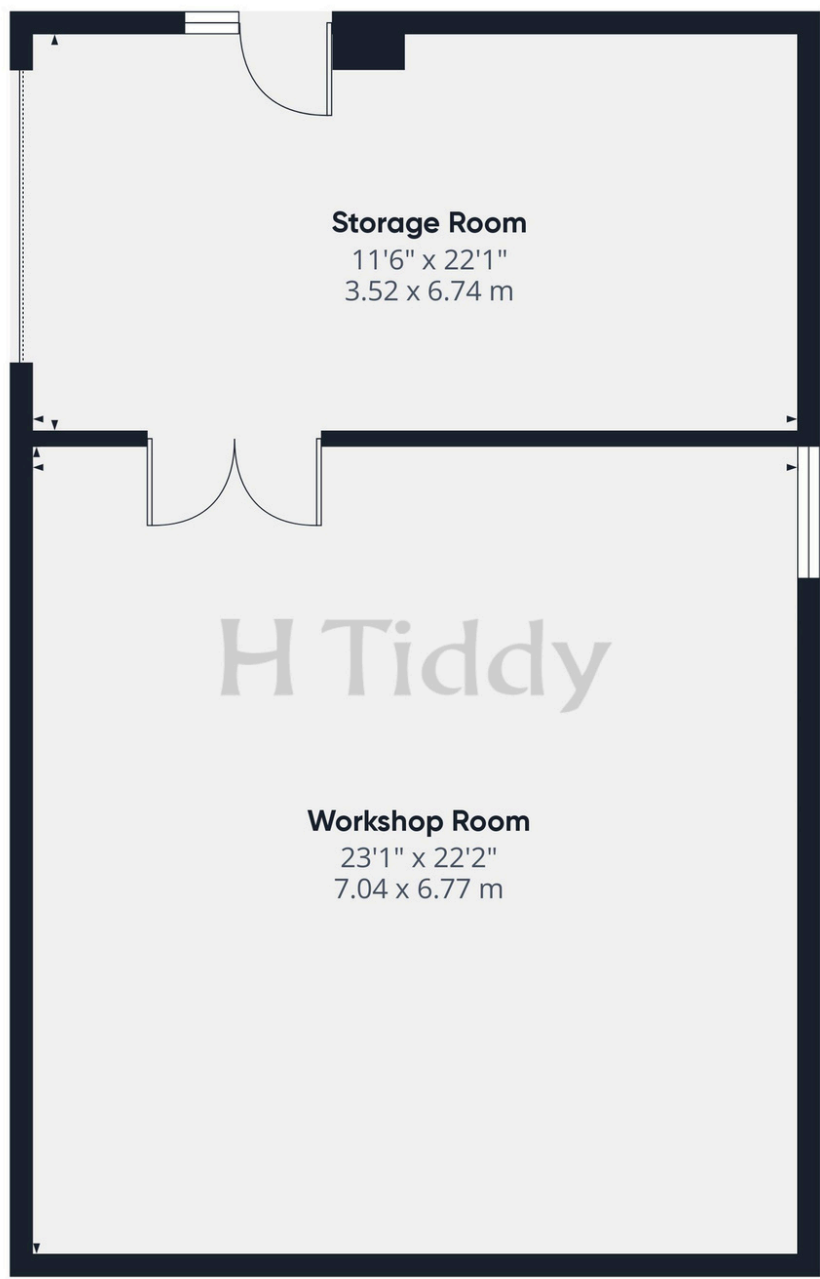
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





For Information Purposes.
Not to Scale.

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H Tiddy

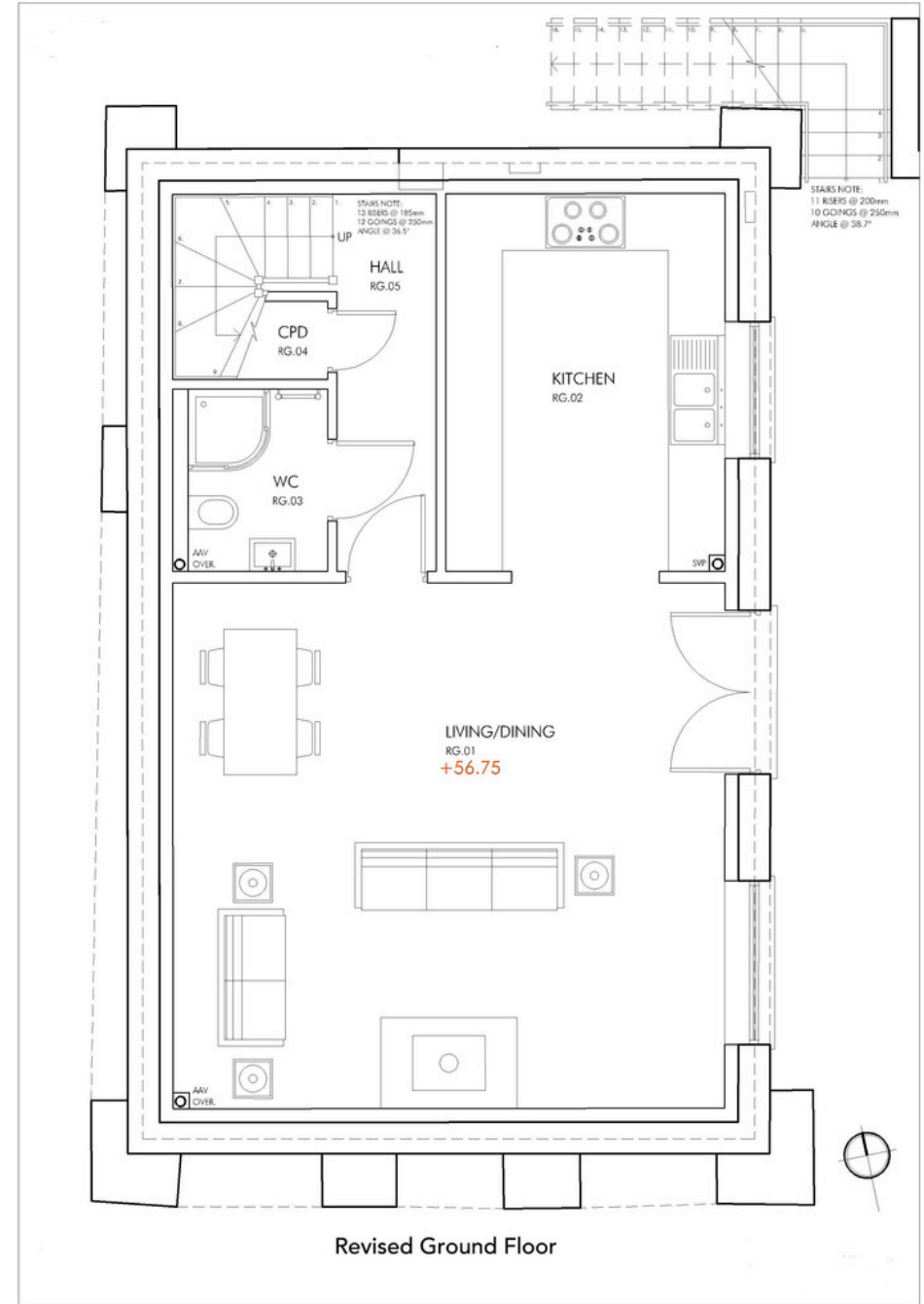
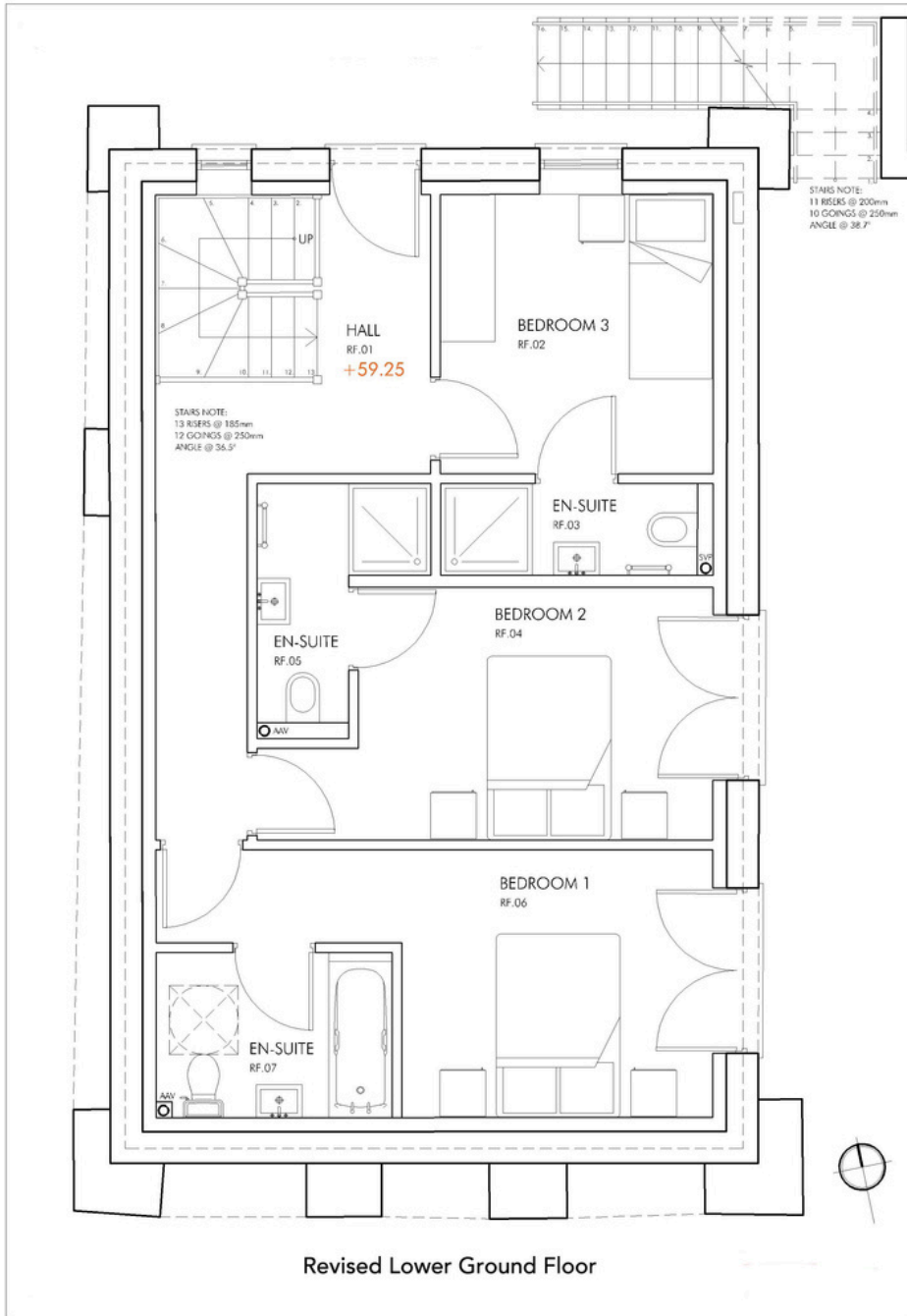
Approximate total area⁽¹⁾
770.26 ft²
71.56 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



General Information

Services: Not currently connected but mains electricity, water and drainage are located nearby.

Energy Performance Certificate Rating: Currently Exempt.

Council Tax Band: Currently Exempt.

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone and O2, Ok for EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold

Land Registry Title Number: CL365066.

Relevant Planning Application Numbers: PA23/04684 (granted 30/08/2023) and PA22/10255 granted (02/02/2023).

Community Infrastructure Levy (CIL) and Planning Conditions: Further detailed information, reports, architect's drawings, Planning Approval Conditions and advice and information on any potential Community Infrastructure Levy can be found by searching with the above Planning Application Numbers on the "Cornwall Online Planning Register".

Viewing: Strictly by appointment with H Tiddy.

The Barn at Wild Willow Cottage

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