



Class Q Barn for 2 Dwellings

West Barn, Trewalder Road, St Teath, North Cornwall PL30 3LB



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£225,000 Guide Price

Class Q development opportunity on the edge of St Teath 0.4 acres plot size

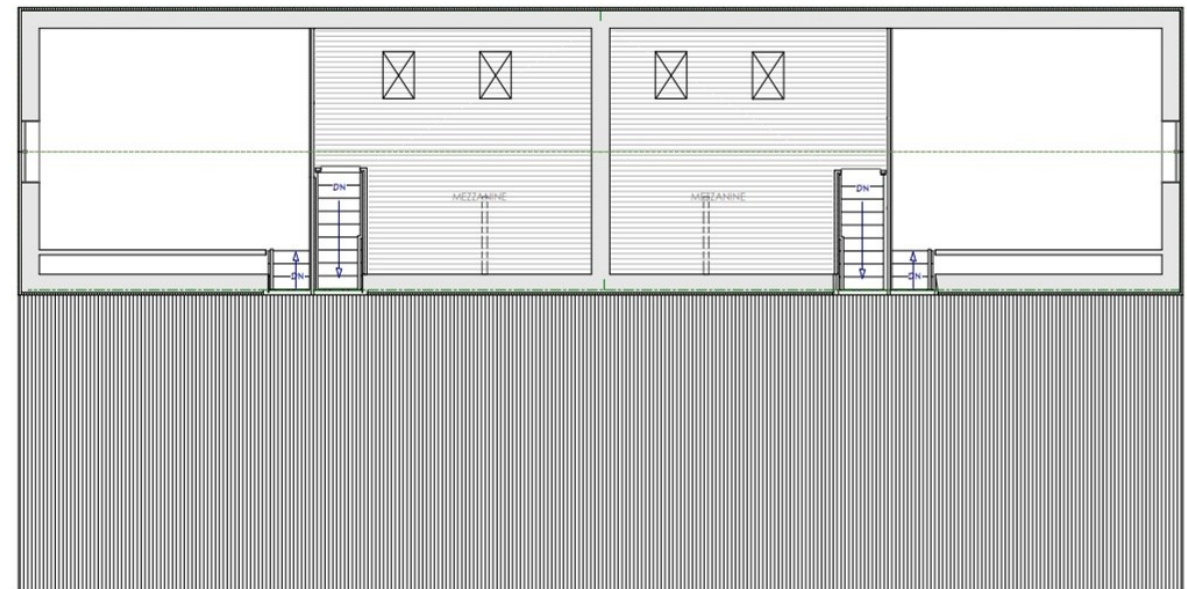
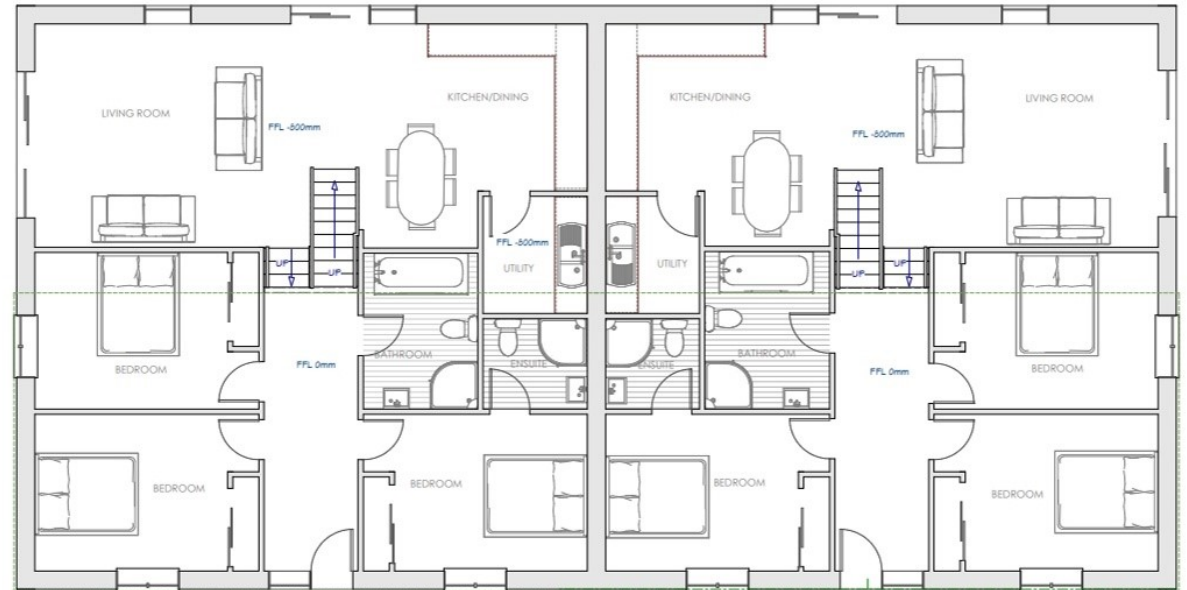
Consent for conversion to 2 x south facing semi detached dwellings

Each unit: 3 bedrooms, mezzanine level and open plan living

Private gardens and off road parking for 4+ vehicles

Far reaching views towards Roughtor, Brown Willy and Bodmin Moor

Approx 2.5km to the coast path and Tregardock Beach



Situation

An exciting opportunity to acquire an approximately 0.4 acre development plot with Class Q planning consent in place to convert the existing barn into two contemporary semi detached dwellings, positioned to take full advantage of the outstanding south facing aspect and far reaching countryside views.

The designs provide two well proportioned homes, each offering an attractive blend of modern open plan living with a galleried living space and mezzanine level, alongside private gardens and generous parking. The site is enclosed by established hedging and trees along the public highway boundaries, offering privacy and shelter, while still retaining excellent access and connectivity.

The barn extends to approximately 11m x 22m and currently includes a Nissen hut structure to the north eastern corner, which is to be removed as part of the proposed scheme. Overall, this is a rare chance to deliver a high end “Grand Designs” style project in a highly sought after village location, with the coastline and moorland both within easy reach.



Set in a peaceful rural position just outside the popular village of St Teath, this superb Class Q opportunity offers the chance to create two striking countryside homes in one of North Cornwall’s most desirable locations.

St Teath lies approximately one mile from the site and offers an excellent range of amenities including a Post Office, village inn, church, primary and pre schools, along with a strong community feel and numerous clubs and activities.

The dramatic North Cornwall coastline and South West Coast Path are close at hand, with Tregardock Beach reachable on foot via a scenic route of approximately 2.5km, making this an ideal proposition for lifestyle buyers, developers, or those seeking a high quality self build project.

ACCESS

The plot benefits from direct access via a wide double farm style gate from Trewalder Road, set back approximately 15 metres from the B3267. The road network links easily to the B3314 at West Downs and the A39 at Knightmill, providing convenient access while preserving the tranquil setting.

PLANNING

Class Q planning consent has been granted for conversion of the barn into two semi detached dwellings. Cornwall Council granted permission on the 23rd July 2025 under application number PA25/03882. Full plans and supporting documentation are available on request from the agents.

EXISTING BARN

BARN CONSTRUCTION (Structural Overview)

The property comprises a detached timber framed barn with a dual pitched corrugated tin roof, together with a single storey offshoot to the front left side with a mono pitched roof. A Nissen hut structure is located to the rear left side, which is proposed to be demolished and has therefore not been structurally assessed.

The barn measures approximately 11m x 22.5m, with an approximate height of 4.65m to the apex and 3.2m to the eaves. Access is provided via two large double door openings to the front elevation, along with a further double door opening to the right hand side towards the front.

The structure is formed by timber posts positioned around the external edges and along the centreline, supporting timber roof trusses and cladding rails, with corrugated tin cladding externally. Internally, a concrete slab is present to much of the left side, with the remainder comprising a well compacted earth floor.

PROPOSED BARN

The proposed designs each provide approximately 121 sq m of accommodation and include three bedrooms, mezzanine level, open plan kitchen/dining and living space, utility room, main bathroom and a principal bedroom with en suite.

AGENTS NOTE

The current barn configuration includes a traditional Nissen hut structure to the north east corner, understood to date back to the post war period, with a corrugated asbestos roof. This is shown on the plans as being removed, and prospective purchasers should make their own investigations regarding removal and disposal costs.

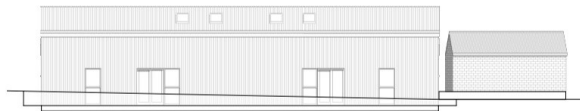


Site plan

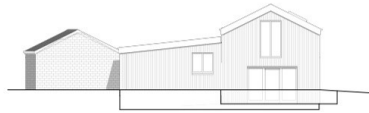


For identification purposes only, not to scale





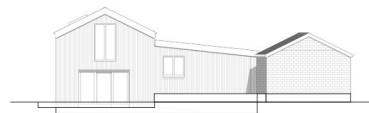
Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation



Services

Utilities are not currently connected, however it is understood that services are accessible nearby, with adjacent properties connected to water and electricity. There is understood to be no mains gas or mains drainage available in the area. Interested parties should make their own enquiries as to connection availability and associated costs.

- ⚡ EE Rating - N/A
- £ Council tax band - N/A
- /// Directions

What3Words - ///belonged.suspends.ahead

Viewings strictly by appointment only

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