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Tyack Toft Barn, Carleen, Breage, Helston, Cornwall TR13 9QP

\*GUIDE PRICE £100,000+



A fire damaged bungalow, which benefits from conditional planning to refurbish and extend the existing property.

#### DESCRIPTION

A detached fire damaged bungalow, which now has conditional granted planning under the reference PA19/07539 to extend the existing property and create a three bedroom single storey dwelling, with en-suite master bedroom and a car port.

#### LOCATION

Carleen is a small hamlet located approximately 3.6 miles away from the main town of Helston, famed for the annual Flora Dance. The picturesque village of Breage is located approximately 1.4 miles away and benefits from a village shop, post office, church, pub and community centre. Carleen is also set within proximity of the southern

coastline and between the two highly popular coastal villages of Porthleven and Praa Sands.

#### ACCOMMODATION

**Existing Property** Porch leading to a lounge, kitchen, conservatory, bedrooms and a bathroom.

#### PROPOSED ACCOMMODATION

Entrance porch to an inner hallway, three bedrooms with master en-suite, family bathroom, kitchen diner and living room with bi-fold doors leading to the garden. A car port area is included with the design plans.

**Outside** Garden Area.

#### EPC

Energy Efficiency Rating - Exempt

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by pre-arranged appointment only with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

