



Detached cottage and former mill ruins for refurbishment/renovation in highly sought after location.

LOCATION

The quiet rural hamlet of Ventongimps is located circa 2.5 miles from Perranporth with its sandy beach and surf school, primary school and a range of shops catering for the day to day needs of the community and in proximity of Callestick renowned for its cider and ice cream. This sought after quintessential hamlet is readily commutable to the A30 and circa 6 miles from the cathedral city of Truro, offering further facilities and amenities.

DESCRIPTION

A detached three bedroom former Mill for refurbishment/renovation situated in the highly sought after rural hamlet of Ventongimps. The property has the benefit of cottage style gardens to three sides, the remains of the former Mill, on drive parking with a further substantial garden area lying to the side of the Mill ruins and adjoining open farmland. The property has lapsed planning to restore the former Mill ruins and incorporate them into the main accommodation to provide additional living space over three floors, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

ACCOMMODATION

Ground Floor Rear entrance hall, kitchen with doorway leading to the mill ruins, snug/dining room and living room.

First Floor Landing, three bedrooms and bathroom.

Outside Cottage style gardens and courtyard to three sides, with the main area of garden lying to the side of the mill ruins, being well worthy of formalisation to fully enhance the property.

Parking On drive parking.

PLANNING

A Grant of Conditional Planning Permission was issued by Cornwall Council on the 29th April 2013 under application number PA13/02041 for 'Reconstruction of existing ruined mill structure and refurbishment of attached cottage to form new four bedroom domestic property including converted mill structure. Reconstruction of ruined barn/outbuilding to provide domestic ancillary facilities'. A further application PA16/05386 on the 10th of June 2016 was withdrawn – please refer to the auctioneer for further information.

TENURE

Freehold.



EPC

Exempt.

AUCTION VALUER

Wendy Alexander.

VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Country & Waterside Prestige 01872 240999 (Weekends)