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Samsfield, Sparry Bottom
Carharrack, Redruth, TR16 5SH

An individual and wonderfully situated rural building plot with garden, woodland and pasture land

A30(T) 2.5 miles Redruth 3 miles Truro 8 miles

• Consent for 4/5 Bed House • Total 2,690 sq ft (gea) • Mains Water & Electricity to Site • Mains Drainage Close By • Storage Building • Woodland & Pasture Land • No Agricultural Tie • Total 6.88 Acres (2.78 Has) • •

Guide price £300,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Samsfield is superbly situated being in a private countryside position only about 750 yards from the centre of Carharrack and its local and everyday facilities including public house, village stores, sports and social club, village hall, Chinese takeaway and churches. These are supplemented further by the town of Redruth about three miles to the north-west and the cathedral city of Truro being the commercial and retail centre of Cornwall is about eight miles to the north-east. From both Redruth and Truro there are stations on the London Paddington line.

There are mining trails in the area, one of which is on the doorstep of Samsfield offering walking and cycling stretching as far as Portreath and Devoran. A bridlepath also passes the property offering hacking

facilities.

DESCRIPTION

Detailed planning permission was granted by Cornwall Council on 13th February 2015 for the construction of a new house to replace the existing single storey park home and detached garage. The Vendor has installed a drainage manhole and laid drainage pipes to the public sewer (not connected) and a Certificate dated 12th January 2018 has been issued by Cornwall Building Control Ltd. Copies of the relevant planning decision notices and all associated drawings are available from Stags' Truro office on request.

Samsfield therefore offers a tremendous and rare opportunity to purchase a rural building plot and develop a substantial grand design which is architecturally pleasing and offers extensive accommodation extending to some 2,690



For Identification Purposes Only - Not to Scale



sq ft (gross external area).

The current planning permission provides for the following accommodation:-

Ground Floor Reception Hall, Living Room, spacious open-plan Kitchen and Dining Room, Utility Room, Cloakroom and Study/Bedroom 5.

First Floor Galleried Landing, 2 Bedrooms with En Suite facilities, family Bathroom and two other Bedrooms.

METHOD OF SALE

Samsfield is for sale by private treaty.

PLANS AND DRAWINGS

Plans and drawings which are not to scale and for identification purposes only are included with these particulars

VIEWING

Strictly and only by prior appointment with

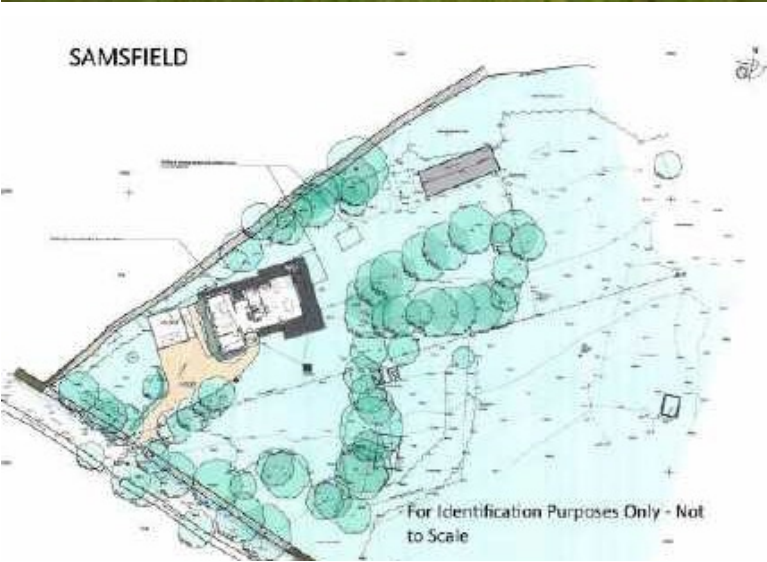
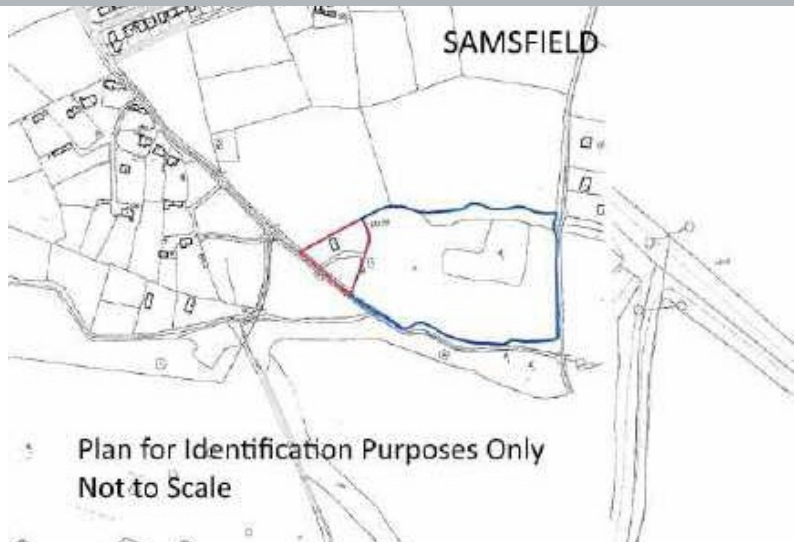
Stags' Truro office on 01872 264488

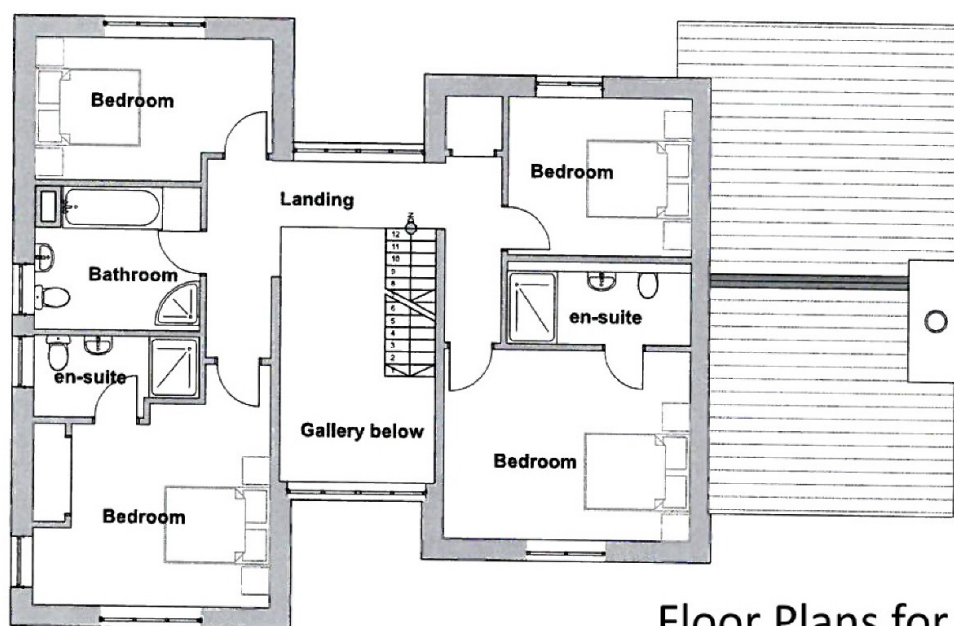
DIRECTIONS

Proceeding into Carharrack from the north (from Scorrier), turn left onto North Downs towards United Downs. Drive for about 200 yards and follow the road around to the right. Pass the recreation ground on the left-hand side and take the next turning to the left to Sparry Lane. Follow the road around to the left and take the next turning to the right continuing into Sparry Lane (leading to Tresithney Road). Continue to drive down Sparry Lane, effectively driving out of the village, and continue on to the stone lane and the entrance to Samsfield will be seen on the left-hand side after a short distance.

SERVICES

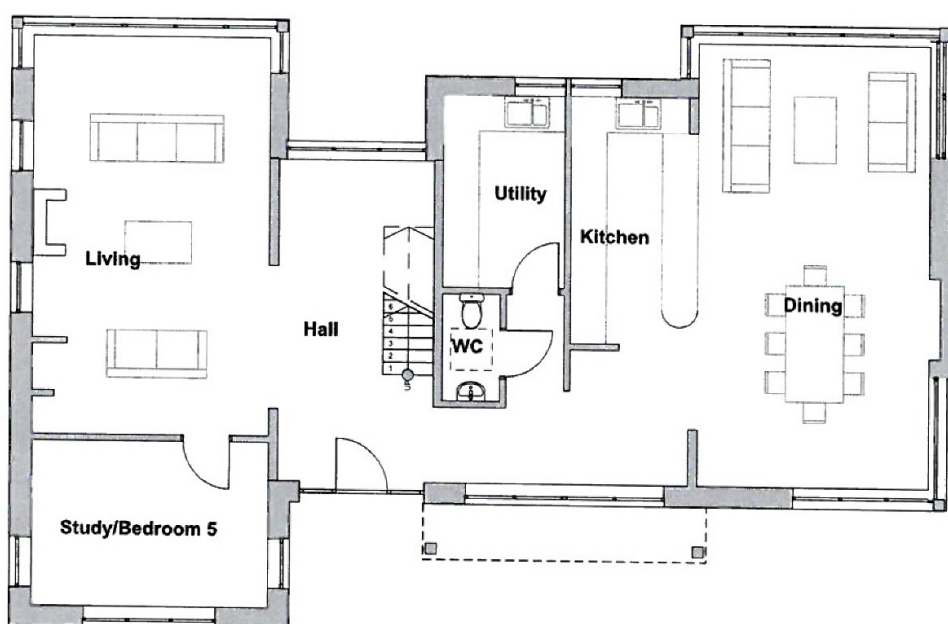
Mains water & electricity connected to park home. Mains sewer pipe passes to the south of the plot. TV & telephone points to park home.





FIRST FLOOR
1:100

Floor Plans for
Identification Only
Not to Scale



GROUND FLOOR
1:100



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