

# CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



## NANFAN BARNs NANFAN FARM, CURY, HELSTON

TR12 7BW

A COURTYARD DEVELOPMENT OFFERING AN INTERESTING MIX OF SINGLE STOREY AND TWO STOREY BARNs FOR CONVERSION TO RESIDENTIAL DWELLINGS WITH COUNTRY AND DISTANT SEA VIEWS.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

## NANFAN BARNES, NANFAN FARM, CURY, HELSTON TR12 7BW

TO BE OFFERED BY INFORMAL TENDER INVITING BEST AND FINAL OFFERS BY 12 NOON ON FRIDAY 17<sup>TH</sup> FEBRUARY 2012

An exciting opportunity to acquire a range of single and two storey barns with planning consent to convert into an interesting mixture of five residential dwellings each offering three bedroom accommodation. Each unit has been individually designed and offers unique accommodation which when converted undoubtedly will have a wide appeal in the market place.

The site is located in a rural position with open and uninterrupted country views extending as far as the coast at Poldhu on the south and western sides.



The village of Cury is approximately a quarter of a mile to the north where facilities include junior schooling, main bus route running between Helston and Mullion and a Parish Church. Mullion village is approximately two miles to the south and offers a range of everyday facilities including post office, pharmacy, doctor's surgery, senior and junior schooling etc. The picturesque Poldhu Cove is approximately one and a half miles away and the Mullion eighteen hole golf course approximately one and a quarter miles.

### Poldhu Cove



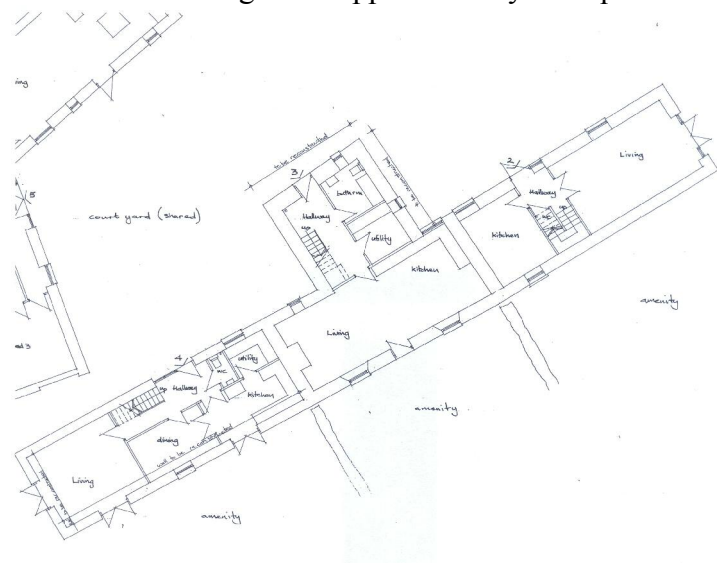
Planning permission has been obtained for the barns to be converted into five three bedroom, single and two storey dwellings. Decision Notice PA10/03320 29 November 2011

### Unit One

Single storey, three bedroom dwelling with open plan Kitchen/Living room approximately 104sqm

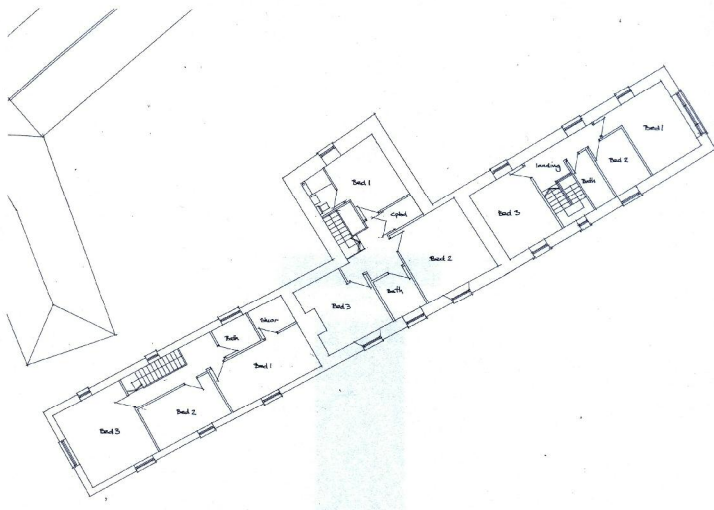
### Unit Two

Two storey three bedroom dwelling with separate Kitchen and Living room approximately 162sqm



### Unit Three

Two storey three bedroom dwelling with open plan Kitchen/Living room approximately 151sqm

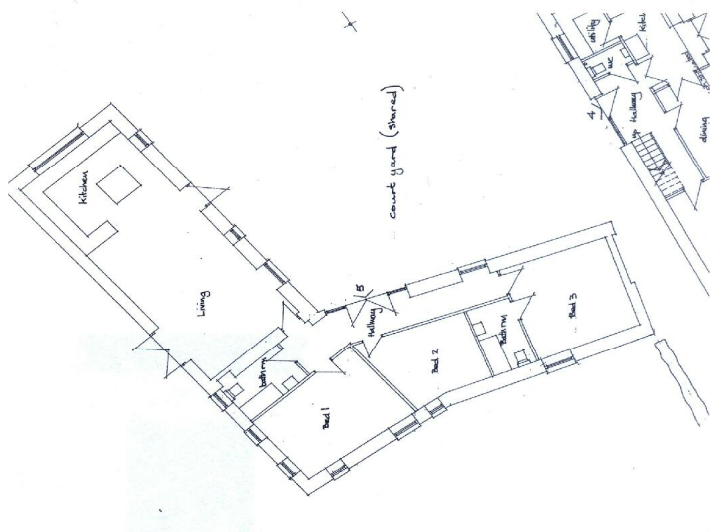


#### Unit Four

Two storey three bedroom dwelling with separate Kitchen, Dining room and Living room, approximately 211sqm

#### Unit Five

Single storey three bedroom dwelling with a roomy open plan Kitchen/Diner/Living room, approximately 159sqm



Proposed Services – Mains Water, Electricity, Private Drainage system.

**BEST AND FINAL OFFERS ARE INVITED  
TO THE AGENT'S OFFICES BY 12 NOON  
ON FRIDAY 17<sup>TH</sup> FEBRUARY 2012**

**Viewing** Strictly by appointment only with the Vendors Sole Agent.

**Care & Company 01326 565956  
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Helston TR13 8EW**

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**Date of Instruction: 20 December 2011  
Date of Photographs: 20 December 2011**

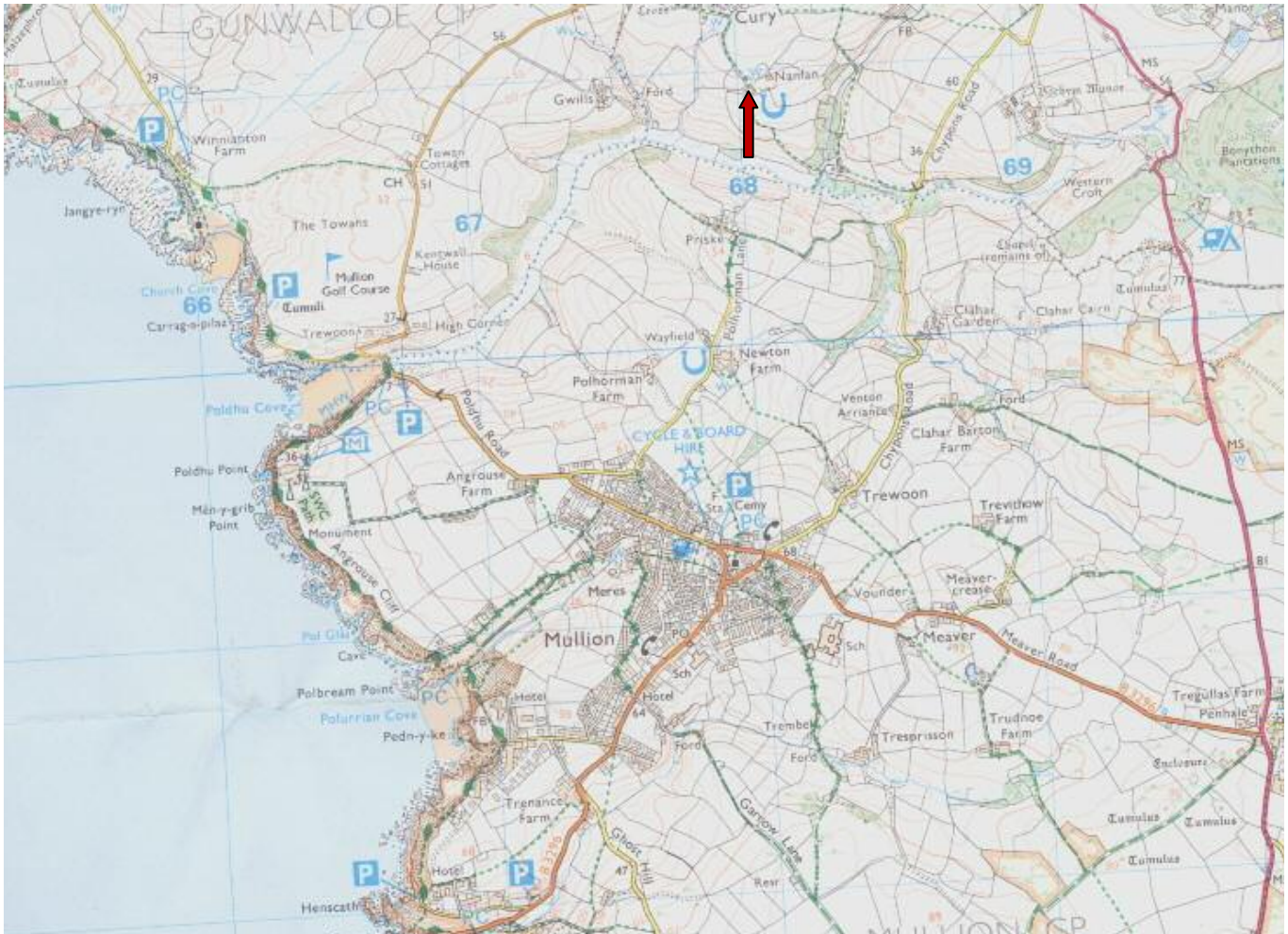


#### Agents Notes:

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No Survey has been carried out on any part of the property, or any testing of services, appliances or specific fittings or equipment by the selling agents.

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Location plan only – not to scale, for identification purposes only.

