

Chegwyns Hill

Foxhole

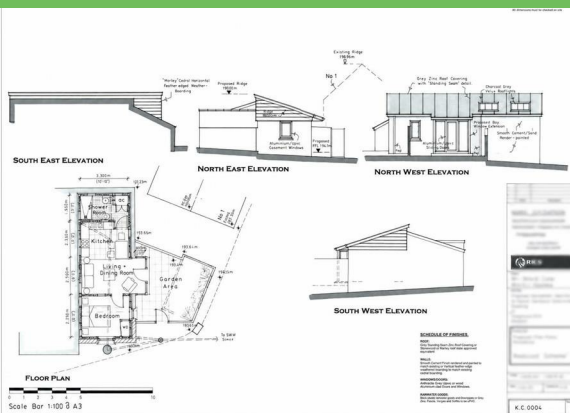
St. Austell

PL26 7UY

Guide Price £60,000

• PA26/00497

- PLANNING FOR A ONE BEDROOM SINGLE STOREY DWELLING
- ENCLOSED GARDEN
- DOUBLE BEDROOM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ZINC ROOF
- POPULAR RESIDENTIAL LOCATION
- ALUMINIUM WINDOWS & DOORS
- BAT & NESTING BIRD VISUAL SURVEY AVAILABLE



Tenure - Freehold

Council Tax Band -
New Build



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this exciting residential conversion opportunity, conveniently situated within the popular and well-established area of Foxhole. Offering the chance to create an individual detached home, the property is likely to appeal to those looking for a self-build project, as well as builders, developers and investors seeking an interesting addition to their portfolio.

Planning permission has been granted under reference PA26/00497 for the conversion and extension of the former builders store to form a single detached dwelling. The approved scheme provides thoughtfully planned single-storey accommodation comprising a double bedroom, living/dining room, kitchen and shower room.

The proposed design makes excellent use of the existing building while introducing a contemporary extension and attractive modern detailing. The plans incorporate a striking zinc roof covering with standing-seam detailing, charcoal grey Velux rooflights and aluminium/uPVC windows and doors. A proposed bay window and glazed doors help to maximise natural light and create a pleasant connection between the living accommodation and the outside space. Externally, the approved scheme includes an enclosed garden area, providing valuable private outdoor space and the opportunity for the eventual owner to create a garden to their own requirements. The layout has been designed to offer a manageable and practical home, with the living/dining room forming the main hub of the property and the adjoining kitchen providing a functional everyday space.

The proposed double bedroom is complemented by a shower room, while the overall single-storey layout offers an appealing alternative to a conventional house, particularly for those seeking a more compact and easily maintained home.

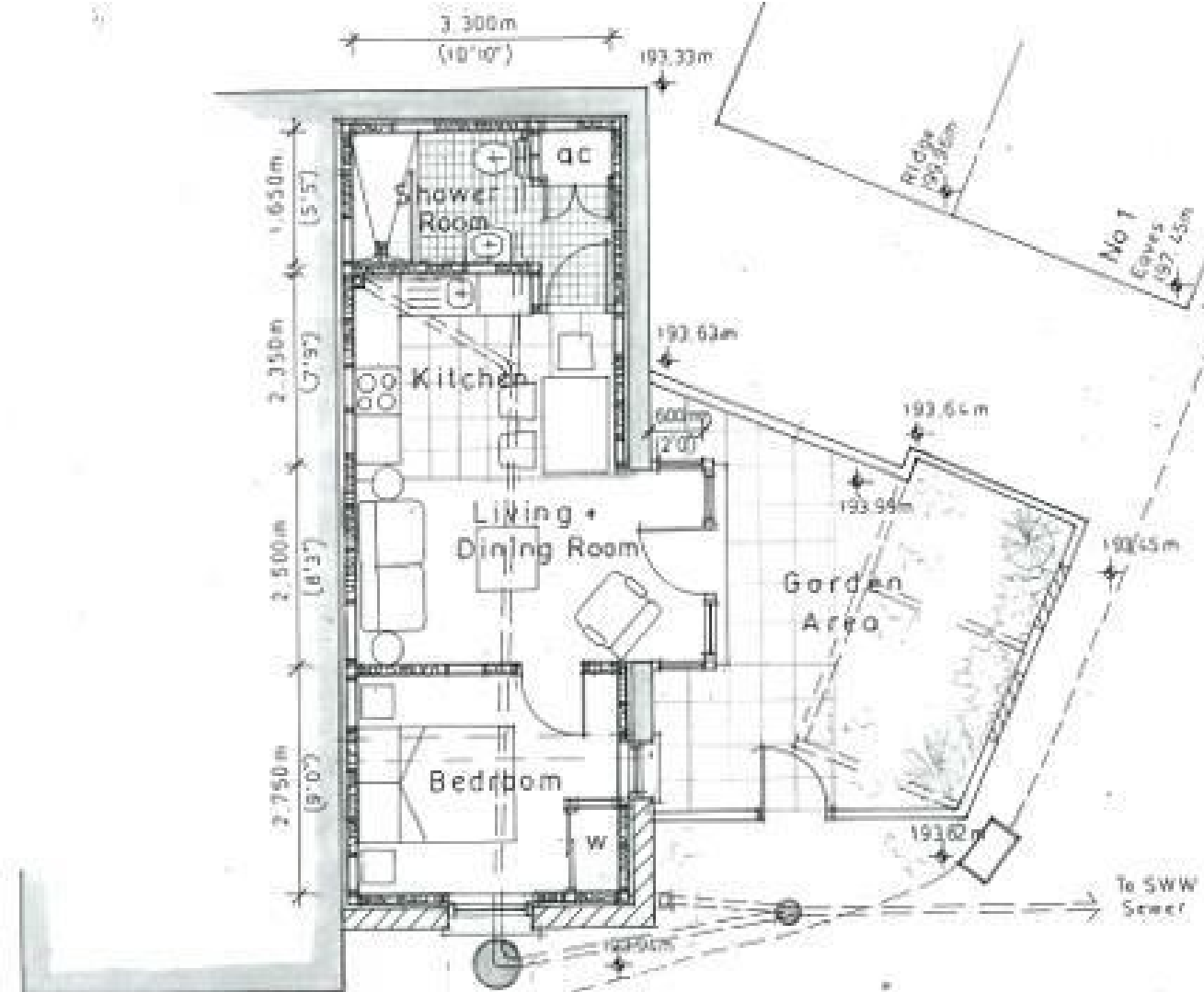
LOCATION

Foxhole itself offers a primary school, convenience store and fish and chip shop with a regular bus service to St Austell. St Austell provides a comprehensive range of amenities including sports facilities at the Polkyth Leisure Centre, cinema, bowling alley and a wide range of public houses, bistros and eateries. Further afield lie the picturesque coastal walks of the Roseland Peninsula, dog friendly beach at Par and historic port of Charlestown, the back drop to numerous period dramas. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project. Commuter access is perfect with St Austell railway main line providing a direct route into London Paddington and Penzance.

SERVICES

Mains water, electricity, drainage are not connected but are all nearby.





FLOOR PLAN



Scale Bar 1:100 @ A3

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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To Arrange A Valuation**

Here To Help

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