



Coombe Farmhouse







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St Keyne, Liskeard, Cornwall, PL14 4RS

Dobwalls 3.5 miles Liskeard 4.2 miles South Cornish Coast 5.4 miles

A delightful residential property with two holiday cottages, set privately within 10 acres of landscaped gardens, pasture and woodland.

- Detached country residence
- Two 1 bedroom cottages
- Beautiful gardens
- Range of outbuildings
- Freehold
- 4 bedroom farmhouse
- Pasture, woodland & lake
- Off road parking
- Approximately 9.85 Acres
- Council Tax Band: C

Offers In Excess Of £1,000,000

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SITUATION

The property is situated in the Hamlet of Coombe, close to the villages of St. Keyne and Herodsfoot with amenities available at Dobwalls and Duloe including churches, primary schools, post office/shops and popular public houses. The market town of Liskeard is 4.2 miles away with a range of other amenities including a mainline railway station with regular services to London Paddington via Plymouth and Exeter. The city of Plymouth is 25 miles away offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports. The South Cornish coastline is a 13 minute drive away, offering a variety of popular beaches and access to the stunning South West Coast Path.

DESCRIPTION

A charming former farmhouse offering spacious and welcoming accommodation with two well-established holiday letting cottages, set within approximately 10 acres of beautifully maintained gardens, paddocks, and woodland. The property also boasts 2 established orchards, a picturesque lake, springs, streams and an agricultural barn. The land is ideal for smallholding or equestrian pursuits, with the woodland providing opportunities for various recreational activities.

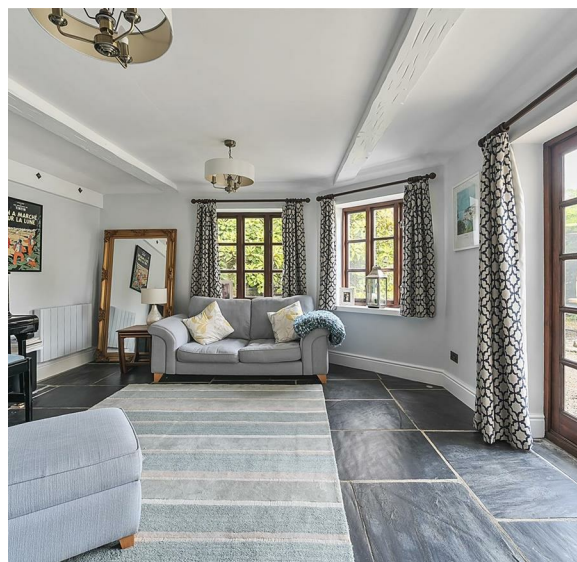
MAIN HOUSE

A covered porch leads into the entrance hallway/study with slate floor, built-in cupboard, and a substantial inglenook fireplace with slate hearth and granite lintel housing a wood-burning stove and bread oven. A door opens into the utility room with a Belfast sink, built-in storage with oil fired boiler and a cloakroom with a WC.

The sitting room is a welcoming reception space, with a painted beamed ceiling, original slate flooring, and wood-burning stove set within an original stone fireplace with bread oven. Stairs rise to the first floor, with an understairs storage cupboard. From the sitting room, French doors open into a delightful garden room with slate flooring and exposed beams, leading directly onto the rear terrace and gardens.

The dining room enjoys wooden flooring and a beamed ceiling, creating an ideal space for entertaining. A door leads through to a shaker-style kitchen with a LPG range cooker, extractor over, roll-top work surfaces, sink and space and plumbing for appliances. French doors lead into a useful rear garden porch currently used as a boot room.

A split stairway leads to four charming double bedrooms, each with period features such as exposed wooden floors and cast-iron fireplaces. Bedroom 1 enjoys dual aspects, built-in cupboard and a newly fitted en suite shower room. Bedroom 2 has a delightful outlook over the valley and has its own en suite bathroom with bath and shower over. The first floor is completed by a family bathroom with a bath with shower over, pedestal basin, WC and an airing cupboard.





COTTAGES

The two self-contained, one-bedroom detached cottages have been renovated to a high standard throughout whilst retaining character features such as beamed ceilings, stone fireplaces and some exposed stone walls.

Both cottages enjoy access to the properties beautiful gardens, with one also benefitting from a private courtyard with a hot tub. They are currently used as holiday lettings, but could also be utilised for inter-generational living.

OUTSIDE

The property is approached via a wooden five bar gate over a cattle grid that leads onto the concrete farmyard.

The gardens and grounds are a true feature of the property, with the beautiful gardens being predominantly laid to lawn, landscaped with mature plants, shrubs, trees and including a lake. A large gravel courtyard to the rear is ideal for outdoor dining, overlooking the gardens and receiving sun all day. Adjoining the garden there are two pasture paddocks, an orchard, lake, springs, streams and woodlands ideal for those looking for a small holding opportunity.



There is an open-fronted agricultural barn with a pedestrian door to side, along with an adjoining workshop. Both have water, light and power connected.

The agricultural barn and workshop previously had planning permission for two holiday cottages and a workshop (now lapsed), with potential for future conversion subject to the necessary consents.

In all the property extends to approximately 9.85 acres.

SERVICES

Mains electricity, private water via bore hole, private drainage via two septic tanks, oil fired central heating in the main house and LPG to the cottages, wood burning stoves. Double glazed wooden windows. Broadband availability: ultrafast FTTP. Mobile signal coverage: dependent on provider. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

What3words.com - [///sides.flopping.tapers](https://www.what3words.com/sides.flopping.tapers)

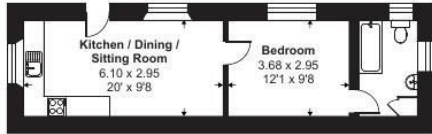
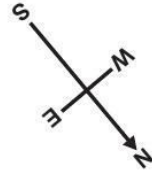


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

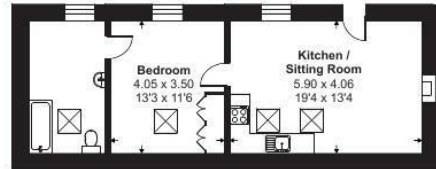
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2289 sq ft / 212.6 sq m
 Outbuilding = 4778 sq ft / 443.8 sq m
 Total = 7067 sq ft / 656.5 sq m

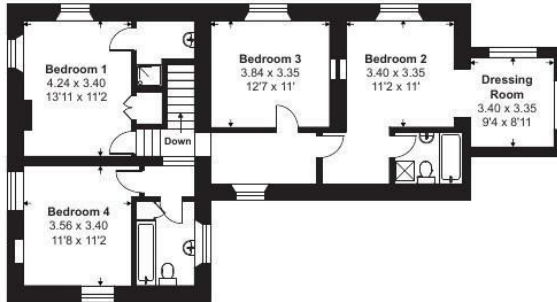
For identification only - Not to scale



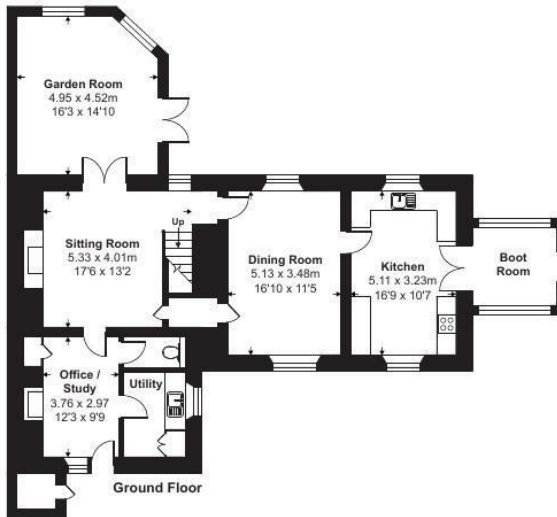
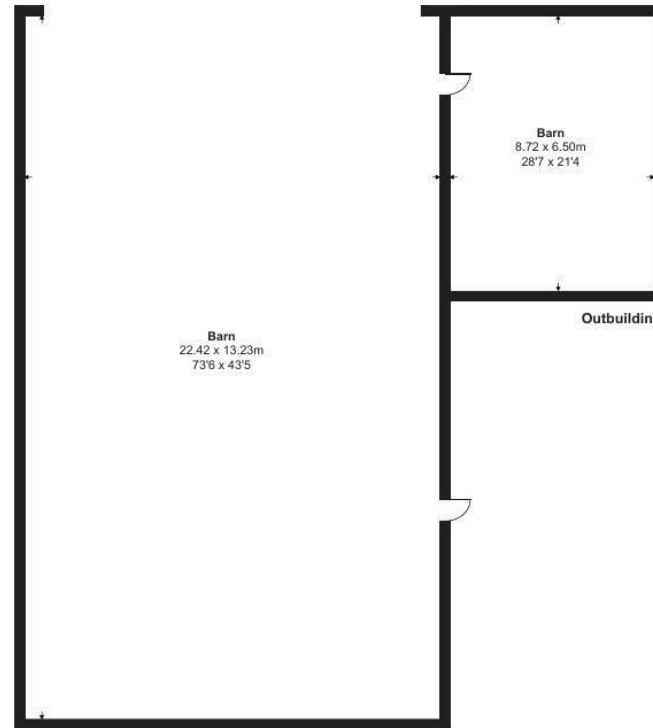
The Cider Barn



The Piggery



First Floor



Ground Floor



