Marke Valley

STAGS

Marke Valley, Upton Cross

Liskeard, Cornwall, PL14 5AU

Upton Cross 0.25 miles - Liskeard (A38) 5.3 miles Plymouth 22 miles

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A truly special country residence offering a variety of lifestyle, income and equestrian opportunities in a stunning rural location, surrounded by 10 acres of privately owned land with direct outriding onto Bodmin Moor

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- Detached Country Residence
- Stunning Private Location
- Fantastic Lifestyle Opportunity
- Easily Accessible
- Tenure: Freehold
- 6 Double Bedrooms
- Direct Outriding to Bodmin Moor
- Pastureland - Woodland - Formal Gardens
- Wide Range of Outbuildings
- Council Tax Band: F

Guide Price £950,000

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SITUATION

The property is situated in an exceptional rural position yet conveniently located roughly 0.25 miles from the village of Upton Cross. Positioned amongst 10 acres of privately owned land extending to areas of pastureland, woodland and formal gardens, there is the rare yet desirable feature of having direct access to a bridlepath at the rear of the property with fantastic outriding directly onto Bodmin Moor. The property is located within the Minions Conservation Area and the village of Upton Cross has a primary school, public house and the well renowned open air Sterts Theatre. Within walking distance of numerous moorland beauty spots and public houses, the property is ideally suited for those looking for easy access yet seclusion and privacy.

For further amenities, the towns of Launceston, Callington and Liskeard are all within 10 miles of the property, offering a comprehensive range of shopping, educational and leisure facilities.

DESCRIPTION

A true piece of Cornish history, believed to have been constructed as miners' cottages in the mid 19th century and built from local stone. Today, this beautifully renovated country residence now stands prominently as one dwelling combining timeless character with refined contemporary finishes, creating a stylish and practical family home of considerable quality with a versatile layout offering six double bedrooms in total.

There is further potential to enhance the overall appeal of the property with a range of outbuildings and 10 acres of mixed land which offers fantastic income, lifestyle and business opportunities subject to any necessary consents.

ACCOMMODATION

The property is presented in excellent order throughout, having undergone a range of substantial home improvements including upgraded flooring, many of the walls insulated and re-plastered, the addition of a sun room, newly installed appliances and upgraded bathrooms to name a few. The porch has been rebuilt to create a welcoming entrance, with a tiled floor, built in storage and a cloakroom. A superb open-plan kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining, merges seamlessly with a light-filled adjoining sun room. There are three further reception rooms including the sitting room, dining room and formal lounge all of which have woodburning stoves fitted.

The ground floor is complete with a generous double bedroom with en-suite shower room and a small utility room with a range of base and wall mounted storage, work surfaces and space/plumbing for white goods. With a separate entrance, this end of the property would lend itself as a self-contained annexe for a relative or potential income stream.

On the first floor, a triple aspect double bedroom lends itself as a self-contained suite with a partially vaulted ceiling, a steam shower room, two walk in wardrobes and ample built in storage. The first-floor accommodation further comprises four generous double bedrooms, all beautifully presented and offering spacious and versatile living arrangements. The family bathroom completes the first floor with a rolltop bath and separate shower.

OUTSIDE

From the start of the private driveway there is level access directly to the front of the property and a designated parking/turning area for vehicles. Formal lawns are laid out to the front of the property, with a partially built outdoor kitchen area and an individually designed dual chamber wood fired hot tub. The lower gardens are dedicated to orchards, wildlife areas and an enclosed allotment style garden with a former polytunnel and wide range of fruit bushes.

The land is mainly laid to pasture, having been organically grazed over the last 12 years. To the western end of the land is a pasture field, fenced, with stunning mature oak trees standing proudly in the centre. There is also a wildlife pond and a gate to the south-facing field, which has direct access onto the bridlepath located at the rear. Two further pasture fields are located near the eastern boundary, with access from the lane and one from the south-facing field. Along the northern boundary is a dedicated area of woodland with pathways for walking and admiring the spring flowers such as bluebells and primroses. Behind the house, the south-facing field has a fantastic space for outdoor seating and entertaining with a willow dome, firepit, outdoor kitchen, and a tree swing from a beautiful oak tree. This field hosts a variety of fruit trees and bushes.

Further complementing the property is a substantial stone outbuilding with water connected, offering excellent potential for ancillary accommodation, studio space, workshops or further development subject to any necessary consents.

Set within an idyllic rural landscape, the property remains highly accessible, offering that rare blend of peaceful country living and excellent connectivity, with immediate outriding access onto the open expanses of Bodmin Moor.

OUTBUILDINGS

A particular feature of the property is the impressive range of outbuildings, making the property an attractive opportunity for those looking for workshops, storage, stabling or additional accommodation subject to gaining the necessary consents. At the start of the driveway is a single storey barn, which has been partially repointed and reroofed, with water connected. We are informed by the current owners that the barn has lapsed planning permission to be converted into holiday accommodation. There is a large wooden stable block comprising three stables, a tack room and hay store. There is a large workshop with power, light and water connected with additional store rooms at the rear. A separate former piggery offers further storage, also with power and water connected.

Constructed by the current owners is an open sided but covered roundhouse with power and water connected, and floor laid to bark chippings. Offering further potential is a beautiful stone and slate outbuilding positioned within the grounds beneath an impressive oak tree. With permission, this offers a fantastic opportunity to create some additional accommodation if desired and a possible income stream.

SERVICES & ADDITIONAL INFORMATION

Mains electricity and water. Private drainage via septic tank. Solar panels, privately owned. Heating via Klover Smart pellet boiler installed in 2015 (also used as range cooker). Hot water via pellet stove, immersion or via solar PV. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). There is a radon sump installed at the property. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the centre of Upton Cross, proceed along the B3254 towards Liskeard and after approximately 0.25 miles, turn right into the entrance identifiable by a Stags for sale board. At the top of the lane, turn left and proceed along the driveway to the property.

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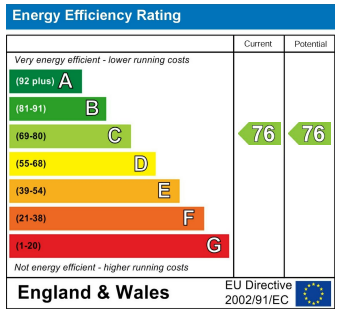
Approximate Area = 3342 sq ft / 310.4 sq m
Outbuildings = 2851 sq ft / 264.8 sq m
Total = 6193 sq ft / 575.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1466452



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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.

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