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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

LOWER TOWN BARN, TREWIDLAND, LISKEARD, CORNWALL, PL14 4ST

PRICE GUIDE £850,000







SOLD - Scott Parry Associates are pleased to report another successful sale - THE BEAUTIFUL EAST LOOE RIVER VALLEY - An outstanding detached barn conversion with annexe wing suited for holiday letting or multi-generational living, incorporating many quality features and fittings and beautifully presented throughout. Total About 4022 sq ft, MAIN BARN - 33' Open Plan Kitchen/Dining/Family Room, 25' Sitting Room, Study, Laundry Room, Gallery Landing, 19' Principal Bedroom with Ensuite Shower Room/WC, 3 Further Double Bedrooms (1 Ensuite), Family Bath/Shower Room, ANNEXE - 27' Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bath/Shower Room, Driveway Parking, Double Carport, Extensive Level Lawn with Large Patio, Option on 1.25 Acre Paddock (By Negotiation).

LOOE & THE BEACH 5 MILES, LISKEARD 4 MILES, PLYMOUTH 20 MILES, FOWEY 23 MILES, EXETER 62 MILES

#### LOCATION

Lower Town Barn lies on the very edge of the tiny rural village of Trewidland in an enviable south facing position with beautiful views over the unspoilt landscape of the East Looe River Valley, which is renowned for its abundance of natural flora and fauna. This location is accessible with the A38 only 2 miles to the north, however it is truly rural and there is a wide network of footpaths, bridleways and quiet lanes within the valley providing wonderful opportunities for nature lovers and outdoor enthusiasts. The village has a primary school rated "good" by Ofsted.

There is a local farm shop, with popular café at Widegates catering for most day to day needs and the nearby village of Hessenford has a church and popular public house.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain





## DESCRIPTION

Lower Town Barn comprises a spacious detached barn conversion, tastefully converted to a cool contemporary standard and incorporating many quality fixtures and fittings. The accommodation is versatile with part forming an annexe wing which our client is successfully using as an Airbnb. Some of the features include air source heat pump, oak flooring, underfloor heating and a stunning Symphony designer kitchen with Elica induction hob/extractor, Qettle boiling/filter tap, Neff oven, microwave and warming drawer together with modern bath/shower rooms.

The layout allows for use as a home with income or perhaps for multi-generational living or indeed use as one large family house.

The accommodation extends to about 4022 sq ft in total and briefly comprises as follows -

**MAIN HOUSE** - About 3286 sq ft - **GROUND FLOOR** - Spacious Reception Hall - 33' Dual Aspect Kitchen/Dining/Family Room with super views and sliding door to patio - 25' Sitting Room with media wall - Laundry Room - Study - **FIRST FLOOR** - Stunning Gallery Landing with oak and glass balustrade - 15' Principal Bedroom with balcony Velux windows, Luxury Ensuite Bath/Shower Room and Walk In Wardrobe - 3 Further Double Bedrooms (1 with Ensuite Shower/WC) - Family Bath/Shower Room.

**ANNEXE** - About 736 sq ft - **GROUND FLOOR** - 27' Open Plan Living Room/Kitchen - **FIRST FLOOR** - 2 Double Bedrooms - Family Bath/Shower Room. Whilst the annexe currently is accessed by external doors an interconnecting door could be easily created between the two.

## OUTSIDE

The property is approached over a long drive (in separate ownership but with right of way over) leading to the private courtyard parking which is level and leads to the Double Carport.

At the rear there is a large level garden with a fine open outlook over unspoilt countryside, immediately adjacent to the barn there is an expansive paved terrace with planters, perfect for entertaining with direct access both from the Kitchen and Sitting Room - beyond is a level lawn with a decked terrace strategically placed to take in the evening sun.

For those with smallholding or equestrian interests our client may be willing to include an adjoining 1.25 acre paddock (subject to separate negotiation).

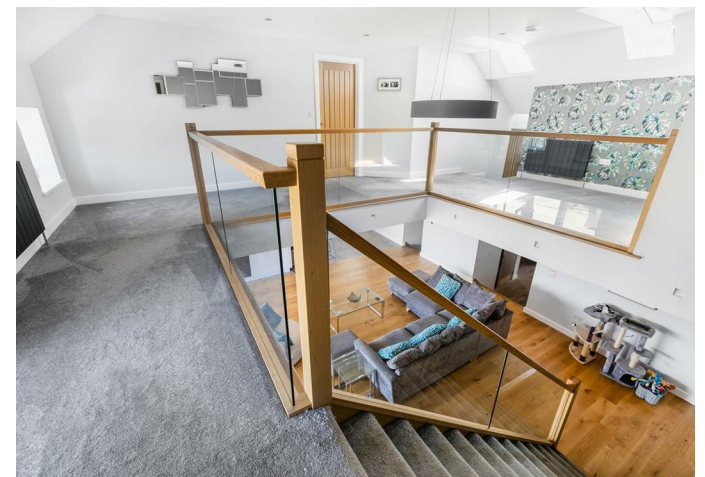
EPC RATING - C, COUNCIL TAX BAND - C

## DIRECTIONS

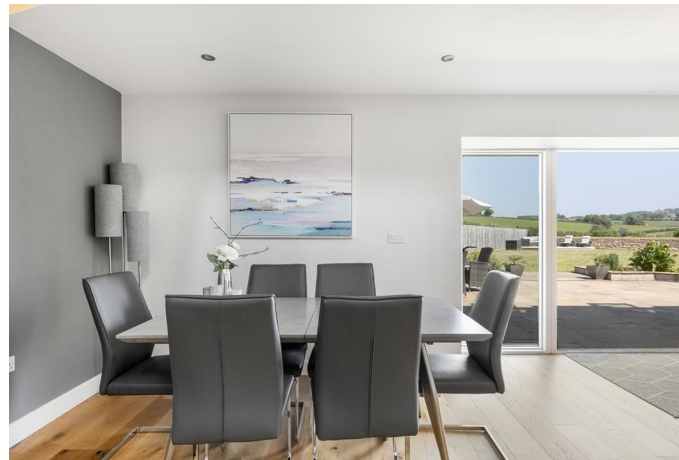
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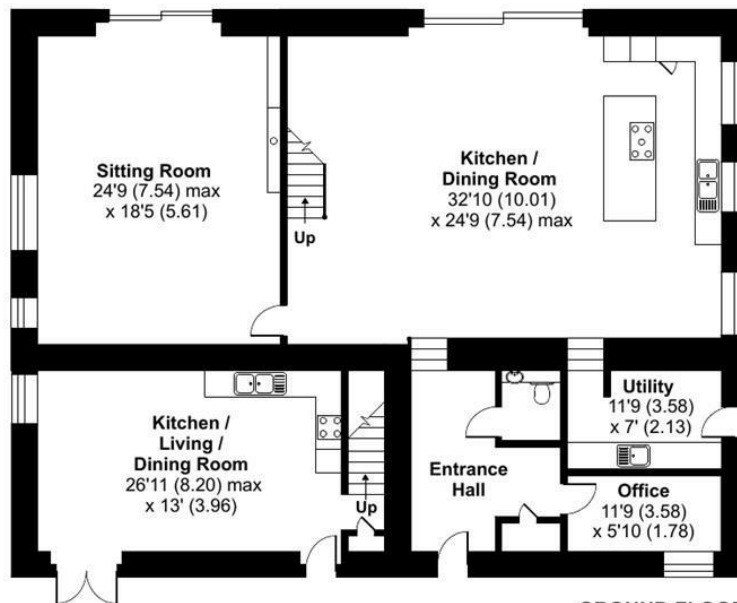
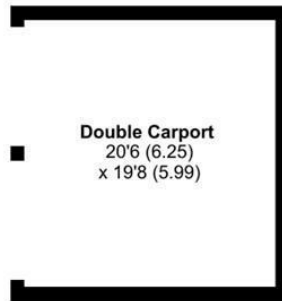




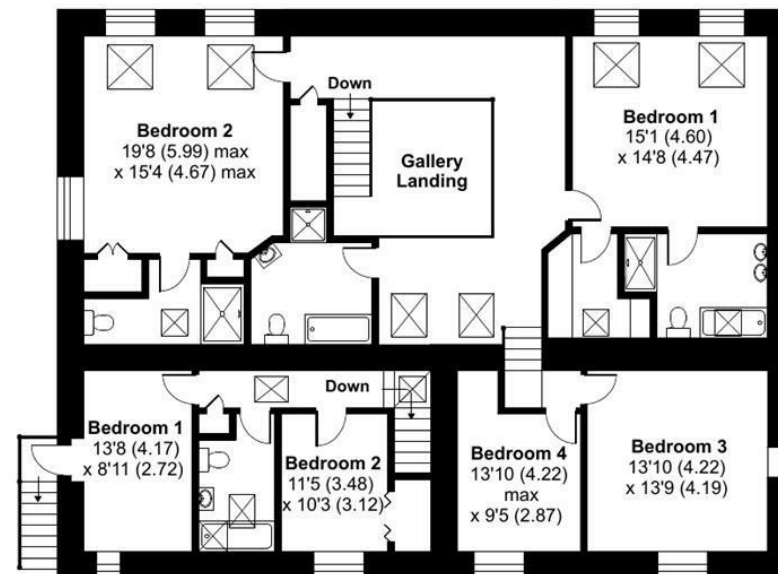
# Lower Town Barn, Trewidland, Liskeard, PL14

Approximate Area = 3286 sq ft / 305.2 sq m (Excludes Carport)  
Annexe = 736 sq ft / 68.3 sq m  
Total = 4022 sq ft / 373.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 981138

These particulars should not be relied upon.