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SWALLOW BARN, LAMBEST, MENHENIOT, LISKEARD, CORNWALL, PL14 3RE

PRICE GUIDE £900,000





SOLD - Scott Parry Associates are pleased to report another successful sale - An exceptional detached barn conversion of spacious proportions, converted to a luxurious standard and providing the perfect blend of traditional and cool contemporary features the property has a south and west aspect and is quietly located in a peaceful rural setting. About 3767 sq ft, Reception Hall, 22' Drawing Room with vaulted ceiling, 16' Snug, 36' Kitchen/Dining/Family Room, 23' Playroom/Bar, Laundry Room, Study/Office, 4 Double Bedrooms (3 Ensuite), Family Bath/Shower Room, Private Driveway Parking, Large Garage/Workshop (302 sq ft), Paved and Decked Patios, Lawns and Wildlife Pond, About 0.80 Acre.

MENHENIOT 1 MILE, LISKEARD 5 MILES, LOOE 9 MILES, PLYMOUTH 18 MILES, FOWEY 20 MILES, EXETER 60 MILES

LOCATION

Swallow Barn lies in a truly rural location on the edge of the unspoilt and hidden valley of the River Tiddy. Whilst deeply rural the village of Menheniot, the towns of Liskeard or Saltash and the A38 are only a short drive away.

The village of Menheniot provides various facilities including church, chapel, excellent village primary school, post office and village store, local inn, sports club and field providing tennis, cricket and football facilities. The main line railway may be accessed at Menheniot Station (approximately 1.5 miles) providing links to Plymouth and Truro and is especially useful for children attending schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual market town facilities can be found at Liskeard (4 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.



DESCRIPTION

Swallow Barn comprises a detached barn conversion with a south and west aspect and quietly situated close to the end of a no through road.

The barn has been carefully converted to a luxurious standard and offers spacious and versatile accommodation extending to over 3767 sq ft over two floors. The property incorporates a superb blend of contemporary and traditional/character features to provide a fantastic country home well suited to family living and perhaps suitable for multi-generational living. Features include vaulted ceilings, exposed beams, full double glazing (except some arrow slit windows), exposed stonework, oak flooring and arrow slit windows amongst many others. There is also private water with filtration system and private drainage.

Set into the gentle contour the property enjoys garden access at both ground and first floor levels and the primary access is via the reception hall on the first floor.

The accommodation comprises as follows -

FIRST FLOOR - Reception Hall - Luxury 21' Master Bedroom with Triple Aspect, Vaulted Ceiling and Ensuite Bath/Shower Room - 3 Further Double Bedrooms (2 with Mezzanine Study/Play Areas and Ensuite Shower Room/WCs) - Study - Family Bath/Shower Room.

GROUND FLOOR - 23' Bar/Playroom with folding oak doors to 16' Snug with Villager wood burner providing fabulous entertaining space - 22' Triple Aspect Drawing Room with vaulted ceiling, French doors to terrace and fireplace with Villager wood burner - 36' Dual Aspect Kitchen/Dining/Family Room with bespoke fitted kitchen.

OUTSIDE

The property is approached over a private drive providing ample parking with space for caravan, motorhome and/or boat etc.

This in turn leads to the large garage/workshop extending to about 302 sq ft with the opportunity to create mezzanine storage.

The garden extends to about 0.80 acre and comprises areas of paved and decked patios/terracing perfect for barbecues and entertaining. The lawns are interspersed with various trees and shrubs together with a wildlife pond and natural areas providing the perfect environment for natural flora and fauna.

EPC RATING - D, COUNCIL TAX BAND - G

DIRECTIONS

The postcode will not take you to the property. Please ask us for a dropped pin which will pinpoint the precise location of the property for you.







Swallow Barn

Approximate Gross Internal Area = 350 sq m / 3767 sq ft

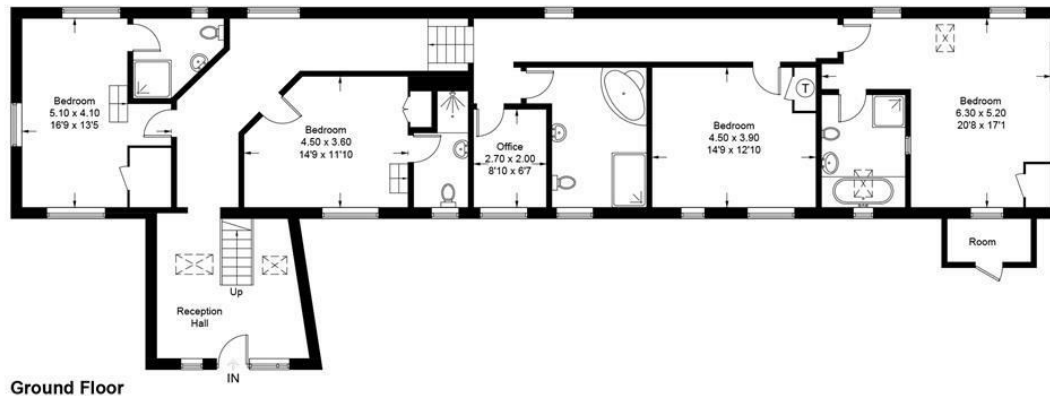
Garage = 28.1 sq m / 302 sq ft

Mezzanine = 17.3 sq m / 186 sq ft

Total = 395.4 sq m / 4255 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID887101)

These particulars should not be relied upon.