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LANDLOOE BRIDGE FARM & THE COW SHED LANDLOOE BRIDGE, ST. KEYNE, LISKEARD, PL14

4RT  
PRICE GUIDE £1,250,000





PRIVATELY SITUATED WITHIN ABOUT 9 ACRES - A small country estate comprising two superb residential properties, quietly situated in the protected landscape of the East Looe River Valley and benefitting from long river frontage together with a large garage/workshop, studio, games room, pasture and woodland. FARMHOUSE - About 1996 sq ft, 4 Bedrooms - THE COW SHED - About 1299 sq ft, 2 Bedroom, Private Drive, Barn with Potential, Garage/Workshop, Studio, Games Room, Cinema Room, Office Space, About 6 Acres of Pasture, About 1.5 Acres of Woodland and Natural Areas, About 1.5 Acres of Garden/Domestic Curtilage. Suit Multi-Generational Living and/or Work from Home.

TREWIDLAND 0.5 MILE, LISKEARD 4 MILES, SALTASH 13 MILES, LOOE AND THE BEACHES 4 MILES, PLYMOUTH 19 MILES, EXETER 61 MILES, FOWEY 24 MILES, NEWQUAY AIRPORT 34 MILES

#### LOCATION

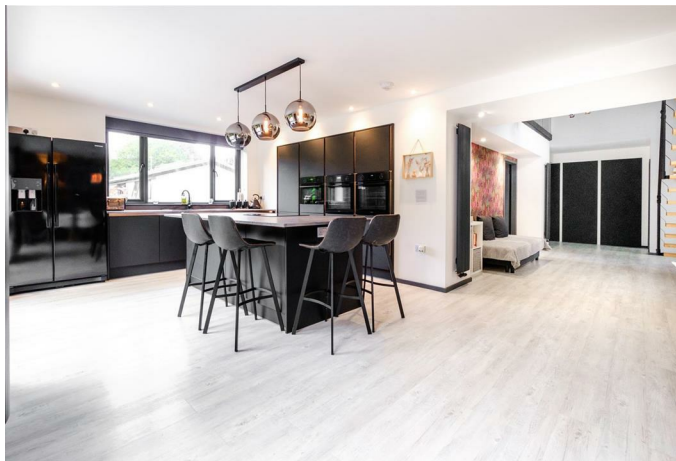
Landlooe Bridge Farm lies a short distance from the tiny rural village of Trewidland in an enviable position with beautiful views over the unspoilt landscape of the East Looe River Valley, which is renowned for its abundance of natural flora and fauna. This location is accessible with the A38 only 3 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 riding out, nature lovers and outdoor enthusiasts. The village has a primary school rated "good" by Ofsted. Causeland Station on the branch line is only a 5 minute walk away.

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 and surfing beaches all along the south coast with many hidden coves to explore.

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. There are many notable country houses and estates including the outstanding Mount Edgecombe Estate on the Rame Peninsula.



## DESCRIPTION

Landlooe Bridge Farm comprises a small country estate combining the perfect mix of residential accommodation, outbuildings and land in a magical riverside setting. The two residential properties have different characters, the Farmhouse is recently completely refurbished in the contemporary style and the Cow Shed is a recently completed single storey dwelling which incorporates reclaimed materials to create a modern home with rustic character.

Both properties have full residential use so can be occupied independently and present opportunities for multi-generational living or home with income in the form of residential or holiday letting. The Cow Shed also has the potential to increase accommodation by linking with the undeveloped stone barn as allowed by the original planning permission. The properties incorporate quality fixtures, fittings and appliances with brands including Zanussi, Bosch, AEG, Sonos (in Cow Shed) and Villeroy and Boch amongst many others.

The land and outbuildings provide a fantastic amenity with potential for equestrian, horticultural or smallholding/self sufficiency purposes and there is an abundance of observable natural flora and fauna both on the property and within the wider East Looe River Valley landscape which is designated an Area of Great Landscape Value and is steeped in history.

**FARMHOUSE** - 1996 sq ft - **GROUND FLOOR** - Stunning 550 sq ft Open Plan Kitchen/Dining/Family Room triple aspect with 2 sets of folding doors providing a seamless transition to the terrace - Sitting Room - Cloakroom/WC - Bedroom 4 (or Study) - Plant/Utility Cupboards - **FIRST FLOOR** - Luxury 18' Principal Bedroom with Juliet Balcony, Dressing Room and Ensuite Shower/WC - 2 Further Double Bedrooms - Family Bath/Shower Room.

**THE COW SHED** - 1299 sq ft - Fabulous 630 sq ft Open Plan Living Room/Kitchen with vaulted ceiling and Dik Guerts wood burner - Beautiful 18' Principal Bedroom with Walk in Wardrobe and Ensuite Bath/Shower Room - Further Double Bedroom - Laundry Room - Wetroom Shower/WC. **NOTE** - the planning allowed for a link between this and the traditional stone barn to provide further accommodation - plans/planning permission are available upon request.

## OUTSIDE

A private driveway provides ample level parking for many cars including space for parking motorhome, caravan, boat, horsebox etc. The various outbuildings include a two storey stone barn adjacent to The Cow Shed with permission to convert into additional accommodation, an insulated 3 bay garage/workshop with 3 metre high doors having 3 Phase electricity together with studio, office space, shower/wc and kitchenette, beyond lies an insulated cabin suited for use as a games room/summerhouse with cinema/media room and shower/wc.

The extensive gardens and indeed the whole property has frontage to the East Looe River along the west boundary and there is a large wildlife pond which can be filled by taking advantage of the abstraction licence. There are private paved patios for each property and sweeping lawns giving way to natural and wooded areas. The land extends to just over 9 acres providing the perfect combination of grazing and woodland with about 6 acres of gently west sloping pasture, about 1.5 acres of woodland and natural areas with a mix of conifer and deciduous and the remainder being garden and domestic curtilage.

**EPC RATING** - FARMHOUSE - E, COW SHED - C.

**COUNCIL TAX BAND** - FARMHOUSE - E, COW SHED - E.



## SERVICES

Mains water, electricity and private sewage treatment plant. Both properties have oil fired central heating and solar thermal. 3 Phase to the garage/workshop. Broadband - Ultrafast available. Mobile - indoor limited, outdoor likely.

A public footpath crosses a tiny section of the far north boundary.

## DIRECTIONS

Using Sat Nav - Postcode PL14 4RT







# Landlooe Bridge, St. Keyne, Liskeard, PL14

Approximate Area = 1996 sq ft / 185.4 sq m (excludes void)

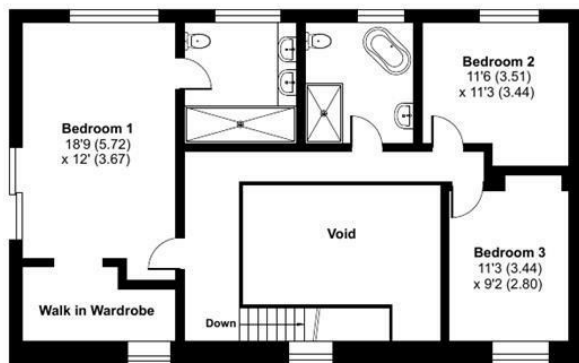
Garage = 1139 sq ft / 105.8 sq m

Annexe = 892 sq ft / 82.8 sq m

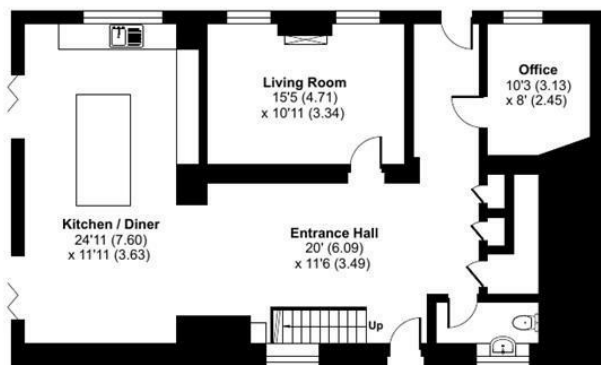
Outbuildings = 1047 sq ft / 97.2 sq m

Total = 5074 sq ft / 471.2 sq m

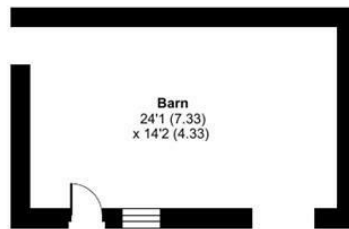
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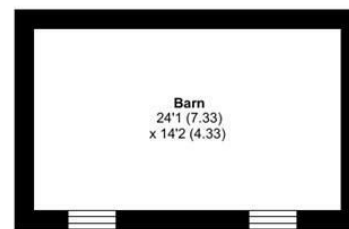
FIRST FLOOR



GROUND FLOOR



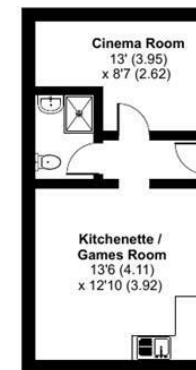
OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



GARAGE / ANNEXE / OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1183224

These particulars should not be relied upon.