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LANJORE FARM, NR ST GERMAN'S, SALTASH, CORNWALL, PL12 5BH

PRICE GUIDE £1,250,000





SOLD - A small and private country estate comprising a stunning Grade 2 Listed detached and south facing farmhouse for renovation, with an original courtyard of traditional barns together with extensive gardens and land, in a prized and much coveted rural location close to the pretty riverside village of St Germans. Farmhouse - About 3241 sq ft, 4 Reception Rooms - 6 Bedrooms - Traditional Barns and Modern Buildings - About 14891 sq ft, Paddocks, Woodland, Gardens, Long Private Drive, About 9.70 Acres. Joint Agents - Jackson Stops, Truro.

ST GERMANS 1.5 MILES, DOWNDERRY BEACH 4 MILES, SALTASH 8.5 MILES, PLYMOUTH 15 MILES, FOWEY 27 MILES, EXETER 56 MILES, NEWQUAY AIRPORT 34 MILES

LOCATION

Lanjore Farm is privately situated at the end of a long private drive providing a secluded environment whilst having straight forward access to the A38 and the nearby coastline of Whitsand Bay.

The historic village and prized village of St Germans stands adjacent to the River Lynher in a Conservation Area and within the Tamar Valley Area of Outstanding Natural Beauty. Facilities include a mainline railway station (Plymouth to London Paddington 3 hours), community shop/post office, primary school (Ofsted rated "Good"), Montessori Nursery, doctors' surgery, church, public house, wine bar/restaurant and a sailing club with quay and long frontage to the River Lynher.

St Germans is also home to the beautiful Port Eliot Estate, the Estate opens it's doors to the public for various events throughout the year and has a fabulous Grade 1 Listed Priory and House with gardens and parkland by the renowned landscape gardener Humphrey Repton.

A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts. St Mellion International Golf Resort (13 miles) offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant.

The city of Plymouth has a historic waterfront with a ferry port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are within a short drive and provide boundless leisure opportunities. International flights are available from Newquay (35 miles) and Exeter (57 miles). The fabulous harbour side town of Fowey lies 22 miles to the west and the famous surfing beach of Polzeath is within about a one hour drive.



DESCRIPTION

Lanjore Farm comprises a beautiful detached and Grade 2 Listed farmhouse, noted in the listing to date from the early 1800s and believed to be available on the open market for the first time. The farmhouse is in need of some improvement and has numerous period features presenting the perfect opportunity to create a fabulous country home and incorporate contemporary features during the renovation process.

The spacious accommodation extends to about 3241 sq ft over three floors and briefly comprises - GROUND FLOOR - Porch - Reception Hall with flagstone floor - 18' Sitting Room - 15' Dining Room - 15' Breakfast Room with flagstone floor and Study/Office off - 20' Farmhouse Kitchen with oil fired AGA - 26' Boot/Laundry Room - Cloak/WC - FIRST FLOOR - 4 Bedrooms each with a fine outlook - Family Bath/Shower Room - SECOND FLOOR - 2 Further Bedrooms with feature arch windows - Box Room.

OUTSIDE

The long private drive leads to extensive yard areas providing ample parking. An old well lies adjacent to the entrance drive on the approach to the yard.

The domestic gardens include a front lawn and a paved patio to the rear which provides perfect barbecue and al-fresco entertaining space.

There are three enclosures extending to about 7.25 acres presenting opportunities for those with equestrian and/or smallholding interests. The remaining 2.45 acres is courtyard, driveway and domestic curtilage.

The extensive range of outbuildings are predominantly traditional with some more modern buildings centered around a fabulous original courtyard presenting a plethora of opportunities. There is stabling, garaging, storage, a studio, workshop space and various buildings for livestock. The buildings maybe considered suitable for conversion for residential, holiday and work from home or business use, subject of course to achieving the relevant consents. Please note that neither the client nor the agents have made any enquiries with Cornwall Council Planning in this regard. The outbuildings are believed to total in the region of 14,891 sq ft and the layouts are demonstrated on the various floorplans.

EPC RATING - EXEMPT, COUNCIL TAX BAND - F



BOUNDARIES, SERVICES AND NOTES

The buyer will be responsible for making up a short section of north boundary.

We understand that the property has private drainage and a private borehole water supply (also serving a neighbouring property).

Due to the nature and condition of the property (particularly the outbuildings) viewers are advised to wear appropriate footwear and children should be closely supervised at all times.

DIRECTIONS

Using Sat Nav - Postcode PL12 5BH - please ask for a dropped pin at the time of booking your viewing appointment.







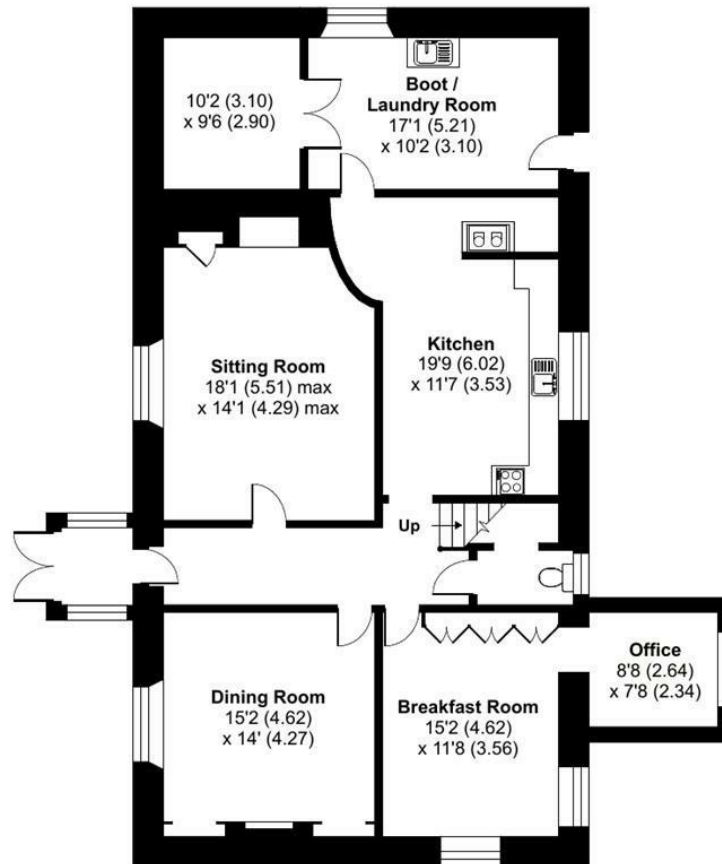
Lanjore Farm, Saltash, PL12

Approximate Area = 3241 sq ft / 301.1 sq m

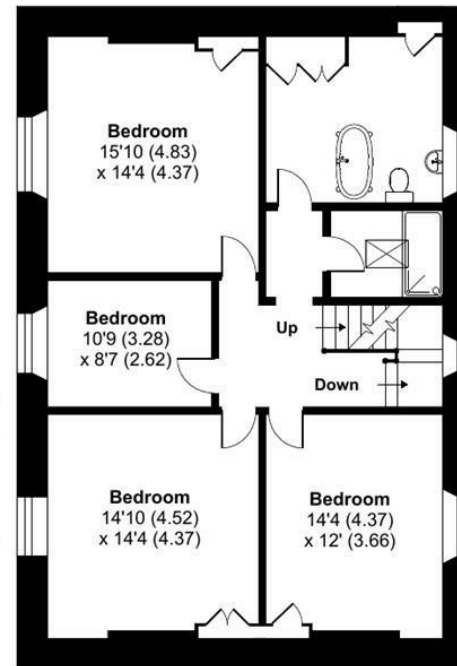
Outbuilding(s) = 14891 sq ft / 1383.4 sq m

Total = 18132 sq ft / 1684.5 sq m

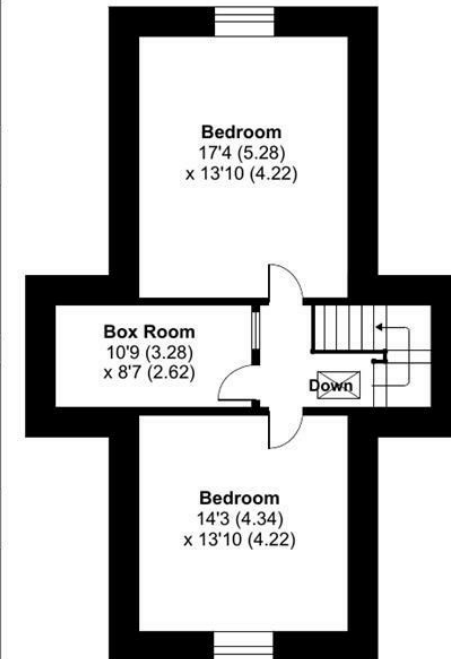
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Scott Parry Associates. REF: 1040218

These particulars should not be relied upon.