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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TAMAR HOUSE ST. NEOT, LISKEARD, PL14 6PJ

PRICE GUIDE £1,150,000





GORGEOUS MOORLAND ESTATE WITH RIVER FRONTAGE AND EQUESTRIAN AMENITIES - The perfect home and lifestyle opportunity with potential for off-grid and multi-generational living, privately situated on the foothills of the romantic and protected landscape of Bodmin Moor, comprising a beautiful Cornish farmhouse with two self contained holiday cottages set within about 19 acres of pasture, woodland and natural areas. Tamar House (About 2014 sq ft), 4 Bedrooms (1 Ensuite), Dew Cottage (About 924 sq ft), 1 Bedroom, Onan Cottage (About 495 sq ft), 2 Bedrooms, Long Drive, Stabling, Workshops and Outbuildings (About 4506 sq ft), Former Sand School, Tennis Court, Wildlife Ponds, River Frontage.

BODMIN 10 MILES, A30 3 MILES, LAUNCESTON 16 MILES, PLYMOUTH 28 MILES, TRURO 34 MILES, POLZEATH BEACH 22 MILES, NEWQUAY INTERNATIONAL AIRPORT 27 MILES

LOCATION

Tamar House is privately situated just inside the western edge of the delightful and historic moorland parish of St Neot and close to the multi-award winning village of the same name which has previously won Calor Village of The Decade.

In a sheltered setting on the southern foothills of Bodmin Moor within the Cornwall Area of Outstanding Natural Beauty and within the Bodmin Moor International Dark Sky Landscape Core Area providing the perfect environment for observing the night sky. There are an abundance of footpaths including the Two Valleys Walk and various bridleways providing many opportunities for equestrians and outdoor enthusiasts. The atmospheric Berry Down Hill Fort lies nearby and dates from the Neolithic period and there are many other ancient and historical features on the moor.

St Neot village is steeped in history and is renowned for its welcoming community spirit and beautiful medieval church with 15th Century stained glass windows. The primary school is rated "outstanding" by Ofsted. The sheltered village lies adjacent to the River Loveny (a tributary of the Fowey) and the wide expanse of Bodmin Moor and the beauty spot of Golitha Falls are all closeby. The village of Cardinham (?? miles) also has a primary school (rated "good" by Ofsted).

The market town of Liskeard offers a wide range of facilities and the south Cornish coast at Looe provides access to good bathing and stunning coastal walks.

The waterside city of Plymouth is within a straightforward 28 miles commute and has a wide range of amenities centred around the harbour side areas of the Barbican and Hoe. The cathedral city of Truro lies about 34 miles and the famous surfing beaches of the North Cornish Coast are all within a straightforward drive.



DESCRIPTION

Tamar House represents an opportunity to acquire a small country estate comprising the main house (Tamar) and two holiday cottages (Onan and Dew) quietly and centrally situated within 19 acres, being a mix of woodland, pasture and natural areas. This versatile property presents opportunities for home with income in the form of holiday letting and also equestrian and smallholding purposes with excellent outriding on the moor and the surrounding network of quiet country lanes. Given the peaceful natural environment the property may also suit use as a creative or wellness retreat.

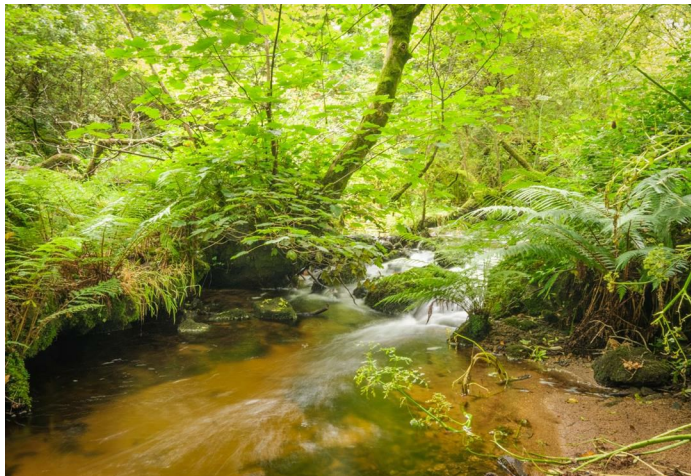
The house and cottages benefit from being almost fully double glazed and have a combination of oil and lpg gas central heating. There are various traditional features including exposed granite and stonework and exposed beam ceilings creating a traditional home of immense character.

TAMAR HOUSE - About 2014 sq ft - **GROUND FLOOR** - Reception Hall - 24' Kitchen/Dining/Family Room with oil fired AGA and open plan to the 14' Garden Room which is oak framed with a wonderful outlook and direct access to the garden - 31' Sitting Room with open fireplace and wood burner - Study/Bedroom 4 - Cloakroom/WC - **FIRST FLOOR** -16' Principal Bedroom with Ensuite Bath/Shower Room - 2 Further Bedrooms (Total 4) - Shower Room/WC.

ONAN - About 495 sq ft - **GROUND FLOOR** - 18' Open Plan Kitchen/Dining/Sitting Room - **FIRST FLOOR** - Double Bedroom with Ensuite Bath/Shower Room.

DEW - About 924 sq ft - **GROUND FLOOR** - 26' Sitting/Dining Room - Kitchen - Shower Room/WC - **FIRST FLOOR** - 2 Double Bedrooms - Bathroom.







OUTSIDE

A long sweeping tarmac drive leads to large courtyard areas which provide ample level parking with space for horsebox, caravan, motorhome and boat etc.

The gardens are lawn with established flower and shrub beds together with mature trees and wide natural areas. The entire property has areas of ancient woodland including beautiful mature oak trees and other native varieties, clad with lichen and with an abundance of observable wildlife and natural flora. Orchard.

The land extends to about 19 acres comprising a mix of young and established woodland together with pasture and natural areas. There is ample grazing for those with equestrian or smallholding interests with the remainder providing the perfect natural environment/amenity space. There is a former sand school (the sand school would need resurfacing and it has not been used for a number of years and has partly grassed over) together with two wildlife ponds, old tennis court (in need of attention) and long frontage to a tumbling moorland stream which is a tributary of the River Warleggan (Bedalder).

There are various outbuildings extending to about 4500 sq ft and comprising a mix of stabling (for at least 6), workshop, garaging and storage space these are shown on the floorplan, in addition there is an old Nissan hut. The outbuildings also present opportunities to provide work from home space (subject to any consents that may be required).

A bridleway leads from the property towards Mennabroom.

EPC RATING - TAMAR - F, DEW - E, ONAN - G

Council Tax Band - E - The two cottages are business rated.

SERVICES - Private water supplied via a hydraulic ram with filter system. Private drainage, our client advises there are two septic tanks. Mains electricity.

Ultrafast Full Fibre Broadband available. Mobile coverage in this area is limited.

NOTES

Rights of Way, Easements and Boundaries - The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be whether mentioned in these general remarks and stipulations or particulars of sale or not.

DIRECTIONS

Using Sat Nav - Postcode PL14 6PJ - please ask for a dropped pin and further directions when booking your viewing appointment.



St. Neot, Liskeard, PL14

Tamar House = 2014 sq ft / 187.1 sq m

Onan = 495 sq ft / 45.9 sq m

Dew = 924 sq ft / 85.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1158960

These particulars should not be relied upon.