

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

WALLIS FARM ST. KEYNE, PL14 4RP

PRICE GUIDE £750,000





IMMERSED IN NATURE - A fabulous and immensely pretty traditional Cornish Farmhouse, beautifully presented and with detached residential barn presenting opportunities for multi-generational living/holiday letting, the whole is beautifully set within about 3 acres of established gardens with wildlife ponds and kitchen garden area. **WALLIS FARM** - About 1865 sq ft, Garden Room, Sitting Room, Dining/Family Room, Kitchen, Study Area, Laundry, Luxurious Principal Bedroom with Ensuite Bath/Shower Room and Dressing Room, 2 Further Double Bedrooms, Family Bathroom, **WALLIS BARN** - About 780 sq ft, 30' Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bathroom, Extensive and Colourful Gardens providing a Secluded Environment, Private Driveway with Ample Parking, Various Outbuildings inc Stable for 2.

LOCATION

Wallis Farm enjoys a south east facing and peaceful rural location between the villages of St. Keyne and Duloe. St. Keyne has a regular bus service, a church and community centre and the nearby village of Duloe has a pub with restaurant, village shop and primary school. The quiet lanes, footpaths and bridleways of the nearby East and West Looe River Valleys provide excellent opportunities for walkers, nature lovers and outdoor enthusiasts. Liskeard has a wide range of educational, recreational and shopping facilities. The town of Saltash has a Waitrose store on it's northern outskirts. The mainline railway can be accessed at Liskeard providing a useful commuting link to Plymouth and beyond (Plymouth - London Paddington 3 hours). St. Mellion International Golf Resort, the south coast at Looe and Whitsand Bay together with the wide expanses of Bodmin moor are all within a short drive.



DESCRIPTION

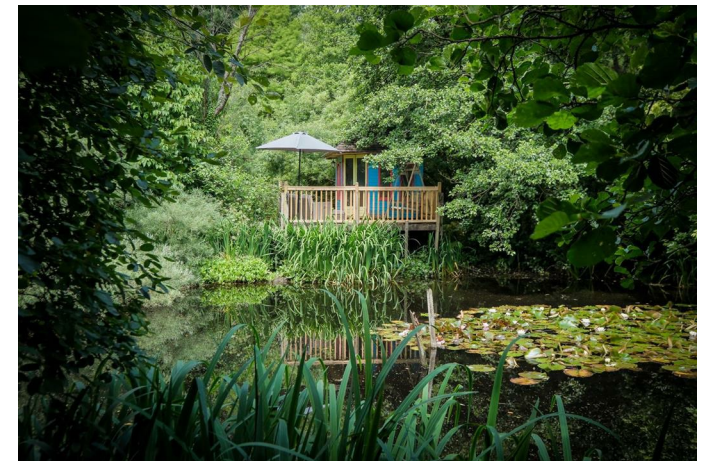
Wallis Farm represents a unique lifestyle opportunity comprising a beautiful detached Victorian residence which has been thoughtfully improved to provide a comfortable family home with the perfect balance of traditional and contemporary features, commanding a stunning south easterly aspect over the unspoilt valley and a two bedroom self-contained residential barn conversion (previously holiday let) all sat within approximately 2.94 acres of established gardens.

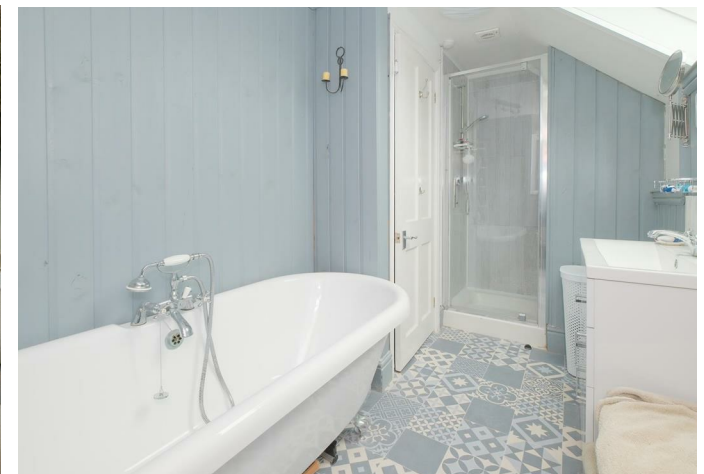
During our clients ownership they have made various thoughtful improvements to create a comfortable family home focusing on providing convenient contemporary features perfectly balanced with traditional period features to create a home of immense warmth and character. Wallis Barn has exposed beams to the apex and whilst having been used for holiday letting in the past now has full residential planning permission for use as a separate dwelling. Both properties benefit from double glazing and mains gas central heating.

The plantsman's gardens are a particular feature of the property extending to approximately 2.94 acres, comprising patios immediately adjacent to the house with lawned areas interspersed with many mature trees and shrubs including unusual and specimen varieties, the centre piece is a large wildlife pond with wooden summer house and timber decking.

WALLIS FARMHOUSE - About 1865 sq ft - **GROUND FLOOR** - Reception Lobby - 15' Triple Aspect Garden/Sun Room with French doors to Outside Entertaining Space - Study Area - Hallway with staircase off - 14' Sitting Room with woodburner - 22' Dining/Family Room - 21' Kitchen/Breakfast Room - Laundry - **FIRST FLOOR** - Luxurious Principal Bedroom with dual aspect views, Dressing Room and Ensuite Bath/Shower Room - 2 Further Double Bedrooms - Family Bathroom.

WALLIS BARN - About 780 sq ft - **GROUND FLOOR** - 30' Open Plan Living Room/Kitchen with Balcony off - **LOWER GROUND FLOOR** - 2 Double Bedrooms - Bathroom.







OUTSIDE

The property is approached over a private entrance drive providing parking for many cars leading to a workshop (15'8 x 9'), close by lies a stable block comprising two loose boxes (9'6 x 9'6) of timber construction with canopy and small concrete apron. Water and light connected. There are two workshops/garden sheds attached to either end of the stable block.

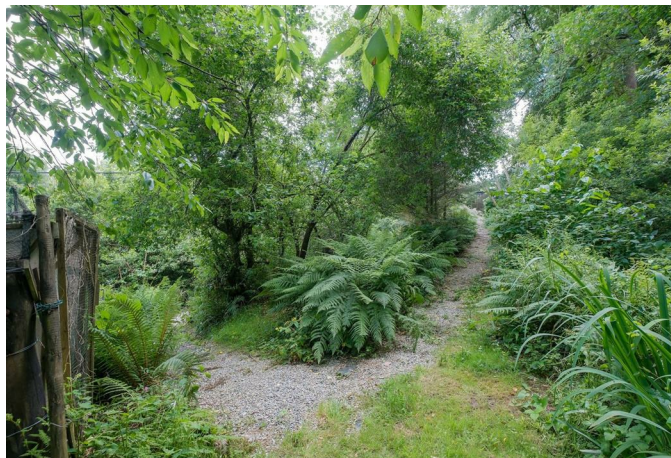
The gardens extend to 2.94 acres and have been planted over many years to create a beautiful valley side garden, with a mix of rare specimen trees and shrubs and natural varieties. The bottom of the garden is bounded by a small tributary of the East Looe river with the main part of the garden having a large grassed area. There are several ponds with well stocked borders and a bog garden with Gunnera. In addition there is a productive organic kitchen garden (currently uncultivated) and orchard, including a large poly tunnel (approx.65ft long), with adjoining fruit cage. Further wooded area with bluebells leads down to Wallis bridge. Adjacent to the house there is a large resin patio and pergola with views over the garden and surrounding countryside together with a superb barbecue hut (which is available by negotiaition) and a childrens play area.

EPC RATING - FARM - D, BARN - F, COUNCIL TAX BAND
COUNCIL TAX BAND - HOUSE - E, BARN - B

SERVICES - Mains water, electricity and mains gas. Seperate meters for Barn. Private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL14 4RP



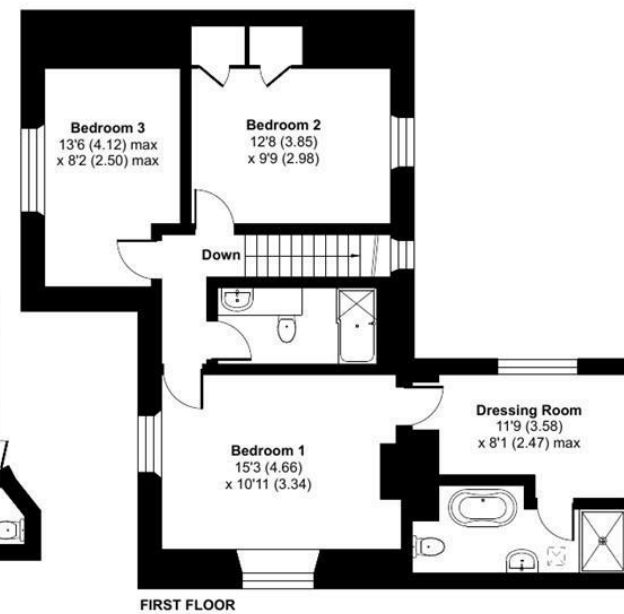
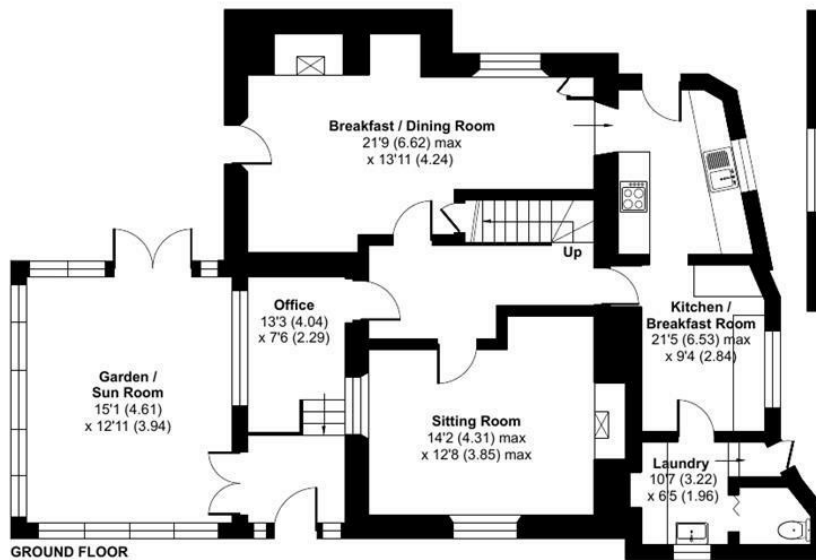
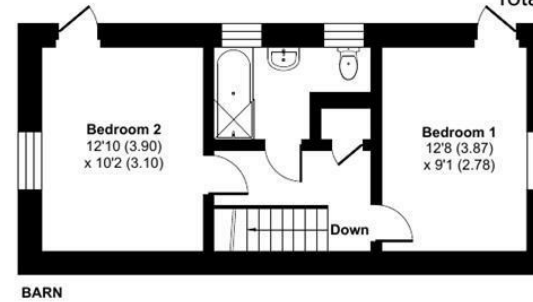
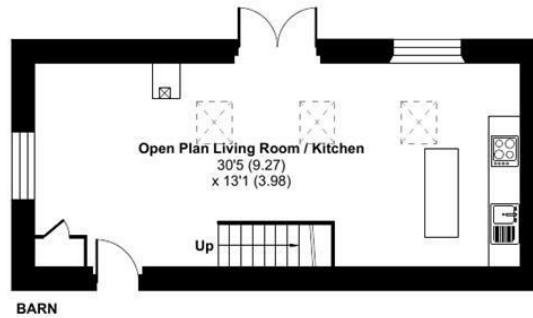
Wallis Farm, St. Keyne, Liskeard, PL14

Approximate Area = 1865 sq ft / 173.2 sq m

Barn = 780 sq ft / 72.4 sq m

Total = 2645 sq ft / 245.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1313061

These particulars should not be relied upon.