



The Old Rectory  
St. Keyne | Liskeard | Cornwall | PL14 4RL

FINE & COUNTRY



# THE OLD RECTORY

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### A Rare Find

The Old Rectory is a beautiful, grand, and eye-catching property, a place the current owners have called home for 12 years. With its six large bedrooms - each with an impressive en-suite - and a lot of living space, it's easy to see the appeal. Plus, with its multiple outhouses and garages, it's not a property that's short of space. The peaceful setting, paired with the elegance and grandeur of the house (being a former rectory) means the property exudes a sense of affluence, comfort, and calm.

When asked to describe the property in three words, the current owners chose "oasis, spacious and grand", the perfect descriptors for such a magnificent home. As you walk from room to room, you will see how much this property has going for it. The generous space and proportions of the rooms are a real selling point, especially for large families and those who enjoy hosting guests. The quiet location makes it a haven; the ~2.75 acres of land and numerous rooms provide ample opportunity to escape from it all.



### Grand and Splendour

The Old Rectory sits beautifully in the middle of a large plot, away from the road and other houses. It's secluded, tranquil and surrounded by peaceful gardens. It is "a rare find" in terms of style, size, quality, and location. It also boasts amazing views over The Looe Valley, which has appealed to many guests over the years. It's certainly a property that will get people talking.

It's difficult to choose a favourite part of the house, as there are many features both inside and out. However, the snooker room is particularly impressive; it is elegant and has very high ceilings with Victorian bay and sash windows. Even if not used as a snooker room, this part of the home has the potential to be a stunning reception room. Downstairs, the house has plenty of living space, including a living room, office/reception room, dining room and cloakroom. Upstairs is a laundry room and an en-suite for every bedroom.







































### Perfectly Manicured Garden

As you head outside, you will be greeted by the property's stunning garden, with different areas to enjoy. It strikes the perfect balance between areas that welcome the sunlight, such as the patios, and shaded areas. There's plenty of space to grow vegetables or to create an orchard, and large grassed areas that wrap around the house provide space to run, play and entertain. You'll also find a triple garage with potential accommodation above, a two-storey granary, and a coach house equipped with a living room, kitchen, bedroom, and wetroom. A utility room, a log store, further garage and multiple outhouses in the grounds surrounding the home. This adds even more space for guests and storage.

In terms of location, the home is within easy access to many neighbouring towns and roads. It's a quick five-minute drive into Liskeard - with its mainline railway services to Plymouth, Exeter, Reading, and London - and shops. It's also close to Looe, Polperro and Cornwall Airport, Newquay. Despite being relatively near to the coast, The Old Rectory is far enough away to avoid being affected by holiday traffic during the summer months.









### Luxury Holiday Cottage

The Old Rectory is much improved in recent years by the current owners. This prestigious listing includes not only the substantial main residence, but also a successful holiday home that has delivered consistent income streams - teamed with significant 5-star reviews. The Coach House is a detached, single storey building, belonging to the Rectory of St. Keyne. It recently underwent a complete transformation which included a new luxury kitchen, a luxury wet room, renewed flooring throughout, recent new sash windows and a complete redecoration of all the rooms.

The accommodation comprises of a lounge area, kitchen / diner, wet room with shower and a double bedroom, which has double doors leading to the outside.

### Further Commercial Opportunities

The potential also presents for a further two-bedroom cottage over the triple garage and a one-bedroom cottage within the Granary, both with water, electric and gas already connected. Planning permission has already been granted.

A change of status could also be applied for (STC) to create a stunning boutique hotel.

### Services & Status

Non listed property

Mains Water, Mains Gas & Electric, private drainage.

Fibre broadband available.

Council tax band – Main house: G

Council tax band – Coach House: Business rates. Currently £0.00















### Historical timeline

The history of the Old Rectory is the history of a series of parsonages that have stood on the site from the 13th century. One of the early rectors was a Mr Cowche, instituted in 1446.

To obtain a snapshot of the rich historical landscape and the trials and tribulations of this fabulous and impressive Rectory some key events are detailed below.

1311 The rector launched violent assaults on Liskeard burgesses he owed money to.

1554 Justices of the peace with a mob invaded the Rectory and took the rector, William Lamb, and his wife from their bed and put them in the stocks at Duloe for 12 hours (married priests were unpopular in the reign of Catholic Queen Mary).

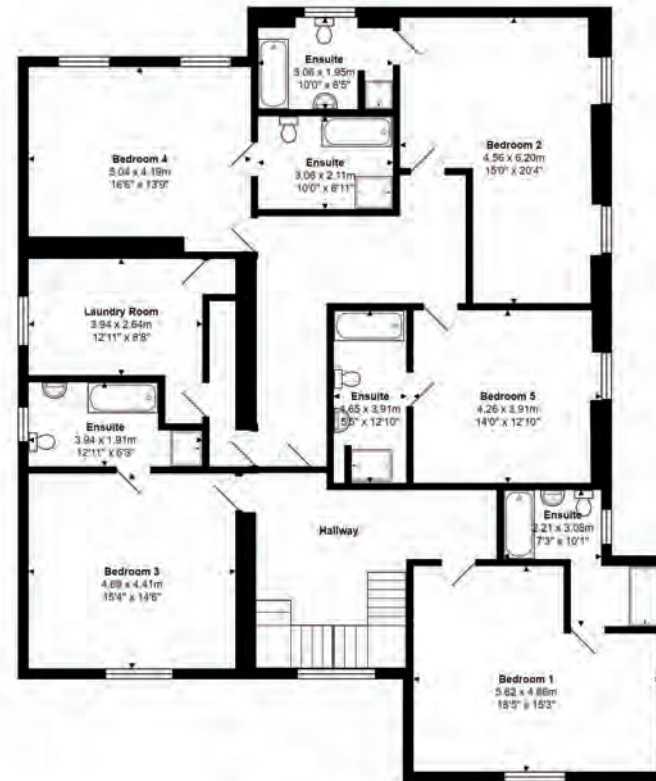
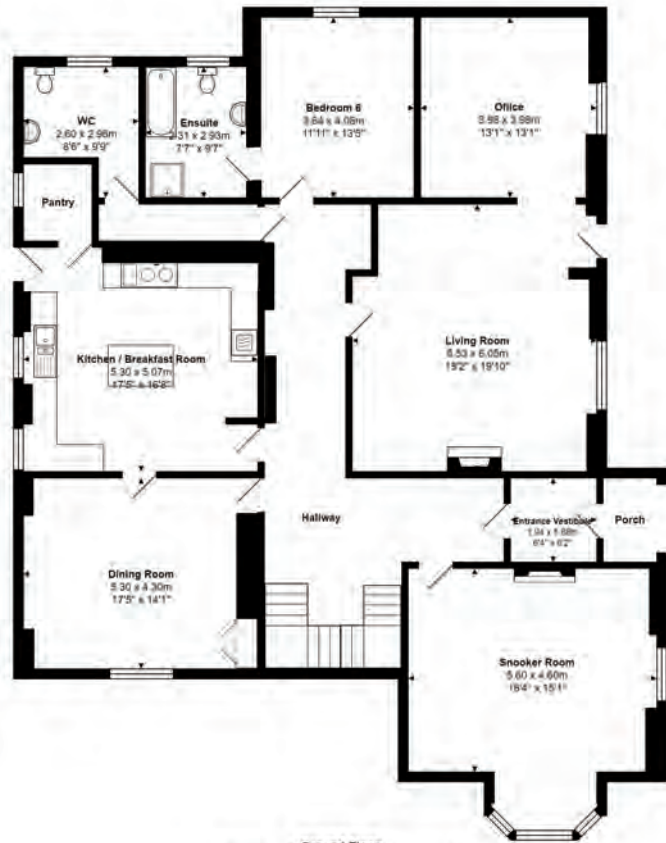
1680 This glebe terrier describes the Rectory 'A hall, a kitchen a dairy and a cellar; four chambers above. In addition, there were the bakehouse, barn and stable. The enlarged size signposts to a virtually new rectory circa 1613 and 1680.

1871 This Rectory was rebuilt again in 1871 and 1872, confirmed by the Rev. Symes account in his parish business ledger book he kept.

"In the years 1871 and 1872 the Old Rectory at St. Keyne was enlarged again and almost entirely rebuilt. The work was commenced at midsummer 1871 and finished Michaelmas 1872. The whole of the woodwork throughout the rectory was put up new; the drawing room and kitchen apartments were added; and nothing was left of the original house but the piece of outside wall extending from porch on the south side to the window on the east side, and the wall of the dining room in which the fireplace is situated...."

We are very grateful and indebted to Colin & O-Lan Style 1977 Axminster Devon for such a detailed historical timeline.





Total Approximate Area - 409.3 m<sup>2</sup> / 4406 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Total Approximate Area - 367.5 m<sup>2</sup> ... 3956 ft<sup>2</sup>



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Council Tax Band: G

Tenure: Freehold

Offers over £1,500,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		81
C (65-80)		
D (49-64)	60	
E (39-48)		
F (21-38)		
G (1-20)		

Foot energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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