



# The Old Farmhouse, Great Treburgie PL14 4NG

Guide Price: £960,000

ESTABLISHED 1865  
**Jefferys**



# The Old Farmhouse

Great Trebargie

East Taphouse

Liskeard

Cornwall PL14 4NG

A detached five bedroom farmhouse with integral two bedroom annexe. Recently modernised and extended with further detached two bedroom holiday barn. Large garage/workshop. In all 2.36 acres. Viewing is highly recommended.

An attractive detached character property quietly located in a rural position a short distance from the village of Dobwalls. The property is flexible in as much that the main dwelling can be divided to create an integral annexe or comfortably run as a large five bedroom property.

Externally, there is a recently converted holiday barn provided two double bedrooms. In all, the property is sat within 2.36 acres and offers opportunities to create a smallholding or versatile property bringing in various revenue streams. With the 2.3 acres of land, this could be used as paddocks or there is potential to create some form of shepherd hut/glamping-type use if desired.

The property is conveniently placed for the main A38 roadway providing easy access to the city of Plymouth, approximately 30 minutes' from by car and train. The market town of Liskeard is within easy reach and provides a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and beautiful coastal scenery a few miles to the south.

The property has been recently renovated and extended and viewing is highly recommended.

## ACCOMMODATION

(All measurements being approximate)

### UPPER GROUND FLOOR

#### KITCHEN

**6.65 X 4.37 (21'8" X 14'3")**

uPVC double glazed french doors leading out onto a private patio area, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, built-in double electric

oven, electric hob, Belfast sink, island unit with breakfast bar, built-in wine rack, plumbing fitment for washing machine and dishwasher, partly tiled walls and tiled flooring.

#### LARGE OPEN HALL

Doors lead to various bedrooms and stairs down to integral annexe. Two steps lead up to:-

#### LOUNGE/DINER

**8.61 X 4.0 (28'2" X 13'1")**

Three uPVC double glazed windows to the front overlooking the gardens, stone fireplace with granite lintels and Villager woodburner sat on a slate hearth, two radiators.

#### BEDROOM

**3.99 X 2.80 (13'1" X 9'2") (Min)**

uPVC double glazed windows to the front and side, radiator.

#### EN-SUITE

Suite comprising shower cubicle with shower board walls, low level wc, pedestal wash hand basin, heated towel rail, tiled flooring.

#### OFFICE

**2.69 X 2.31 (8'8" X 7'6")**

uPVC double glazed doors to the side, radiator.

#### BEDROOM

**4.35 X 3.95 (14'3" X 12'10")**

Two uPVC double glazed windows to the side, radiator.

#### JACK & JILL BATHROOM

uPVC double glazed window to the rear, 'P' shaped bath with shower over, wash hand basin, low level wc, heated towel rail, tiled walls and flooring, sensor lighting.

#### BEDROOM

**3.08 X 2.56 (10'1" X 8'4") (Min)**

uPVC double glazed window to the side, radiator.

#### EN-SUITE

Suite comprising shower cubicle with shower board walls, corner vanity wash hand basin unit, low level wc, laminate flooring.

### LOWER GROUND FLOOR (INTEGRAL ANNEXE)

#### HALLWAY

With separating door to the main dwelling, oak strip flooring throughout, radiator.

#### BEDROOM

**3.76 X 3.52 (12'3" X 11'5")**

uPVC double glazed windows to the front and side, radiator, oak strip flooring.

#### BEDROOM

**5.04 X 2.78 (16'5" X 9'1")**

Composite door to the front, uPVC double glazed window to the front, radiator, oak strip floor.

#### SHOWER ROOM

Suite comprising large shower with shower board walls, low level wc, vanity wash hand basin, tiled flooring, heated towel rail, sensor lighting.

#### ANNEXE KITCHEN

**3.81 X 2.76 (12'5" X 9'1")**

uPVC double glazed window to the front, modern kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, electric oven and hob, stainless steel sink unit, plumbing for washing machine and dishwasher, oak strip flooring.

#### ANNEXE LOUNGE

**5.36 X 3.90 (17'6" X 12'8")**

uPVC double glazed window to the front, composite door to the front, radiator, oak strip flooring.

### STONIE BROKE BARN

#### KITCHEN/LIVING ROOM

**4.30 X 3.41 (14'1" X 11'2")**

Wood and double glazed french doors to the front, wooden double glazed window to the rear, modern kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, built-in dishwasher and fridge, stainless steel sink unit, electric oven and hob, laminate flooring with underfloor heating, vaulted ceiling with exposed beams and roof light.

#### WET ROOM

Suite comprising shower, low level wc, wash hand basin, wipe down walling with altro flooring.

#### BEDROOM

**3.43 X 3.41 (11'3" X 11'2")**

Wood and double glazed french doors to the side leading on to sun terrace, laminate flooring with underfloor heating, vaulted ceilings with exposed beam and roof light.



## BEDROOM

**3.38 X .24 (11'1" X 7'3")**

Wooden double glazed door to the front, laminate flooring with underfloor heating, vaulted ceiling with expose beam and roof light.

## OUTSIDE

A sweeping gravelled driveway leads to the property. There is ample space for parking and potential to create a separate access for the barn if desired. Each property has their own private patio areas with paved paths adjoining the dwellings. Currently, all of the land is used as garden with a range of younger and mature trees. Within the paddock, there is a small allotment with raised beds. In addition, there is a young orchard with a mixture of apple, pear, cherry and plum trees. There is a lower paddock with potential to create some additional income subject to planning with shepherds huts or potential glamping pitches. A bin store and covered air source heat pump provide underfloor heating to the barn while there is a boiler cupboard externally to the main dwelling housing a modern LPG boiler and factory insulated hot water cylinder and electric immersion heater. Within the grounds, there is a Garage/Workshop which is in need of completion. The **Garage/Workshop** measures 8.79 x 6.0 (28'8" x 19'7") plus 4.8 x 4.49 (15'7" x 14'7") provision for electricity to be connected is in place with water connected. There is further scope for conversion subject to planning.

## SERVICES

Mains Water and Electricity are connected. A septic tank provides drainage. LPG gas provides heating to the main dwelling. An air source heat pump provides underfloor heating to Stonie Broke Barn. Fibre broadband connected. Good telecoms. Good mobile signal.

## COUNCIL TAX

Band 'E'

## EPC

Band 'D'

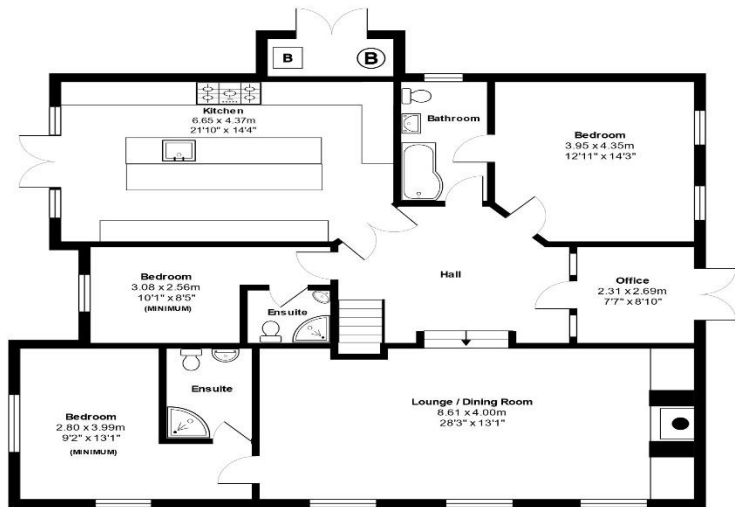
## TENURE

The property is being sold Freehold with vacant possession upon completion.

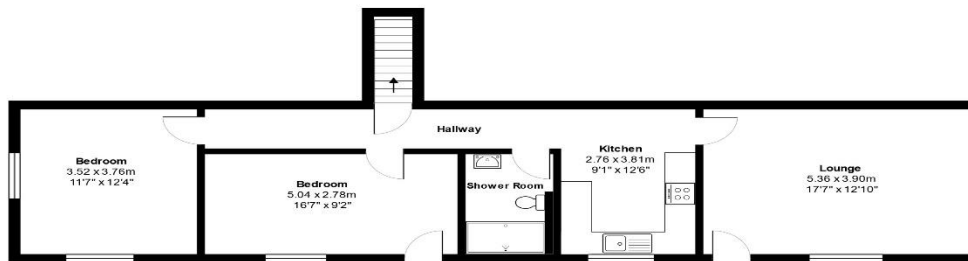
## VIEWING

Strictly by prior appointment with the vendors agents – Jefferys Tel: 01579-342400





Upper Ground Floor

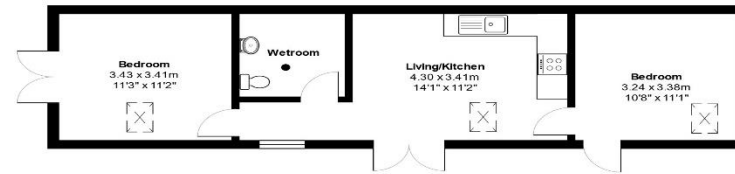


Ground Floor

The Old Farmhouse, Great Treburtle,

Total Area: 207.0 m<sup>2</sup> ... 2228 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Stonie Broke Barn

Total Area: 46.9 msq ... 504ftsq



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