



Higher Reedy Mill, Trewidland, Liskeard, PL14 4SJ

Guide Price: £795,000

ESTABLISHED 1865  
**Jefferys**

# Higher Reedy Mill

Trewidland

St Keyne

Liskeard

Cornwall PL14 4SJ

A detached five bedroom equestrian property with menage, stabling, gardens and paddocks amounting to 8.14 acres (3.29 hectares) in total. Viewing is highly recommended.

A detached character house which has been extended and renovated in recent years on the peripheral outskirts of Trewidland. The holding is sat within 8.14 acres of land with a menage.

Externally, there are outbuildings currently providing stabling and workshop but do have potential to be converted subject to planning. The house provides a spacious family home with five good sized bedrooms and two reception rooms.

The property is conveniently placed for easy access to the main A38 roadway providing easy access to the City of Plymouth. The market town of Liskeard and fishing town of Looe are within easy reach and provide 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.

## ACCOMMODATION

(All measurements being approximate)

### GROUND FLOOR

#### Entrance Porch

Composite panel and double glazed door to the rear, uPVC double glazed window to the side, slate flooring.

#### Entrance Hall

uPVC double glazed window to the rear, understairs storage cupboard, laminate flooring, radiator, stairs leading to the first floor.

#### Lobby

Composite panel and double glazed door to the side, radiator, laminate flooring, understairs storage cupboard.

#### Utility Room / Cloakroom

**2.6 X 2.11 (8'5" X 6'9")**

uPVC double glazed window to the rear, working surfaces with cupboards over, Worcester combination boiler which heats water and radiators throughout, plumbing for washing machine. Low level wc, wash hand basin and tiled flooring.

#### Larder

**2.6 X 1.77 (8'5" X 5'8")**

uPVC double glazed window to the rear, built-in slatted shelving with tiled flooring.

#### Kitchen

**5.52 X 1.99 (18'1" X 6'5")**

Two uPVC double glazed windows to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, plumbing for dishwasher, space for fridge and freezer, electric range cooker with LPG gas fired hob. Building Regulation Approval has been granted for the removal of the wall between the Kitchen and Dining Room.

#### Dining Room

**5.42 X 3.48 (17'8" X 11'4")**

uPVC glazed door to the front, uPVC double glazed window to the front, slate floor, woodburning stove, radiator, exposed beamed ceiling.

#### Office

**3.58 X 2.66 (11'7" X 8'7") (Max)**

uPVC double glazed window to the front, radiator, two built-in storage cupboards, laminate flooring.

#### Lounge

**5.29 X 4.66 (17'4" X 15'3")**

uPVC double glazed window to the front, woodburner, radiator, laminate flooring.

#### Garden Room

**4.47 X 4.32 (14'7" X 14'2") (Max)**

uPVC double glazed windows to the front, side and rear, uPVC double glazed French doors to the side, laminate flooring.

### FIRST FLOOR

#### Split Level Gallery Landing

uPVC double glazed window to the rear, eaves storage cupboard and radiator.

#### Family Bathroom/WC

uPVC double glazed window to the rear, suite comprising wash hand basin with vanity unit under, low level wc, panelled bath, heated towel rail, laminate flooring.

#### Master Bedroom

**4.50 X 3.85 (14'8" X 12'6")**

uPVC double glazed window to the front, uPVC double glazed door leading to sun terrace, built-in wardrobes and dressing table, radiator.

#### En-Suite Shower Room/WC

uPVC double glazed window to the side, suite comprising shower cubicle with electric shower, vanity wash hand basin, low level wc, bidet, shower board walls.

#### Bedroom 2

**4.32 X 2.85 (14'2" X 9'4")**

uPVC double glazed window to the front, radiator, built-in bedside table and wardrobe together with dressing table and cupboards under with wash hand basin, radiator.

#### Bedroom 3

**3.83 X 2.82 (12'6" X 9'3")**

uPVC double glazed window to the front, radiator.

#### Bedroom 4

**4.41 X 2.2 (14'5" X 7'2")**

uPVC double glazed window to the rear, radiator, alcove storage cupboard.

#### Bedroom 5

**3.2 X 2.77 (10'5" X 9'1")**

uPVC double glazed window to the front, radiator.

#### Shower Room/WC

Suite comprising shower cubicle, low level wc, vanity wash hand basin, fully tiled walls, tiled floor, heated towel rail.

### OUTSIDE

#### Stables

**10.52 X 7.66 (34'5" X 25'1")**

To include three stables, tack/storage area and open passage.

#### Garage

**5.72 X 4.77 (18'8" X 15'6")**

Window to the rear, double doors to the front, inspection pit.

#### Workshop

**3.81 X 2.92 (12'5" X 9'6")**

Window to the rear, door to the rear.

#### Wood Store

**3.83 X 3.07 (12'6" X 10'1")**

**Hay Store**  
**3.49 X 3.15 (11'5" X 10'3")**

The property is approached with spacious driveway with ample parking. Immediately behind the stable and garage complex is a vegetable garden with greenhouse.

To the east of the property is a small paddock and orchard with numerous ample trees with part landscaped with formal shrubs and pathways.

To the front of the house, there is a formal garden with patio seating area off the Dining Room enjoying a pleasant outlook over the land.

In 2020, a 40 metre x 20 metre menage was installed with sand and rubber fill material.

There are then two paddocks providing grazing and hay options for the horses.

**SERVICES**

Mains Water and Electricity are connected. A septic tank provides drainage. LPG gas provides gas to the gas hob. An oil fired boiler heats water and radiators throughout. There is a 4kw photovoltaic array producing £2,500 income per annum with approximately 13 years left to run. Fibre broadband and good mobile coverage.

**COUNCIL TAX**

Band 'E'

**EPC**

Band 'D'

**TENURE**

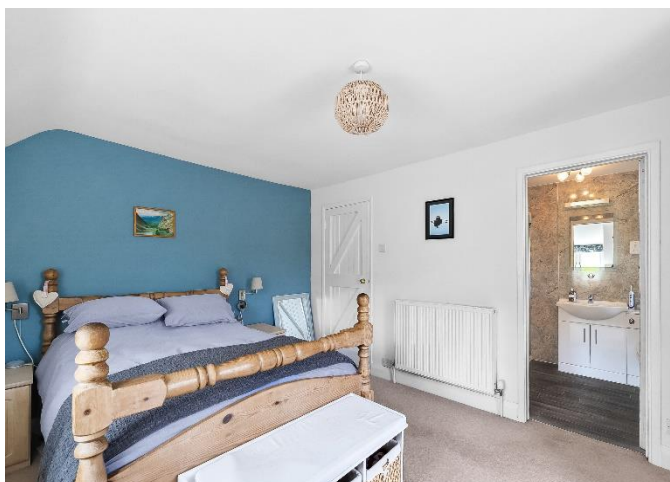
The property is being sold Freehold with vacant possession upon completion.

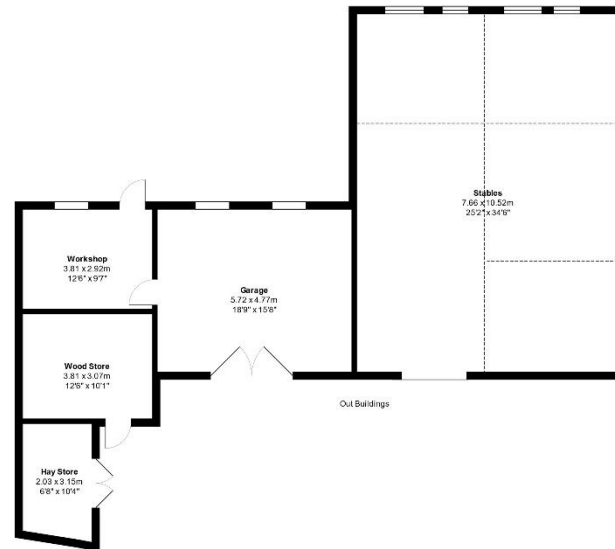
**WHAT3WORDS**

Salad.Hack.Stammer

**VIEWING**

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





Higher Reedy Mill, Trewidland, Liskeard, Cornwall  
 All measurements are approximate and for display purposes only.



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