



Herodsfoot, Liskeard

Guide Price: £600,000

Jefferys ESTABLISHED 1865

Beara Farm House

Herodsfoot

Liskeard

Cornwall PL14 4RB

A detached four bedroom house sat within a total of 2.48 acres located in an idyllic situation yet in close proximity of the A390 and Liskeard.

Within the curtilage, there is a meadow, large garden, integral double garage, piggery, outbuildings and former farm yard.

The house has gas central heating and modern double glazing but would benefit from modernisation and improvement. For sale with no onward chain.

The property occupies a convenient position a short distance from Boconnoc and approximately two miles to the south of East Taphouse.

Liskeard meanwhile is approximately six miles away and offers a wide range of shops, Post Office, schools, restaurants, leisure facilities and several churches together with bus routes and mainline rail link via Plymouth to London (Paddington).

The outstanding scenery and coastal resorts of Looe and Polperro are within a few minutes drive whilst Bodmin Moor, which plays host to numerous recreation pursuits is also close by.

ACCOMMODATION

(All measurements being approximate)

Ground Floor

Entrance Porch – uPVC double glazed windows to the sides, uPVC double glazed door to the front, a wood and glazed door leads to;

Entrance Hall – radiator, stairs leading to the first floor, doors from the hall lead to;

Lounge – 23' 8" x 13' 9" (7.22m x 4.18m) – uPVC double glazed window to the front, uPVC double glazed patio doors leading on to a raise patio area, stone build fire place with open fire, two radiators.

L Shape Kitchen/Living/Dining Area

Kitchen/Living – 21' 4" x 11' 10" (6.5m x 3.6m) – uPVC double glazed windows to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, redundant LPG fired Rayburn.

Dining Area – 11' 11" x 11' 4" (3.64m x 3.45m) – uPVC double glazed windows to the front, working surface with cupboard under.

Utility Room – 9' 4" x 7' 8" (2.84m x 2.33m) – uPVC double glazed window and door to the front. Base units with working surface and cupboards under, stainless steel sink unit, plumbing fitment for washing machine.

Rear Hall – uPVC panel and double glazed door to the rear.

Cloakroom/wc – uPVC double glazed window to the rear, suite comprising low level wc.

First Floor

Landing – linen cupboard with factory insulated hot water cylinder and electric immersion, radiator.

Bedroom 1 – 12' 0" x 11' 5" (3.67m x 3.48m) minimum – uPVC double glazed window to the front, radiator.

Ensuite Shower Room/wc – suite comprising shower cubicle with electric shower, low level wc, wash hand basin, uPVC double glazed window to the front, radiator.

Bedroom 2 – 11' 11" x 11' 5" (3.62m x 3.47m) – uPVC double glazed window to the rear, radiator, wash hand basin, built in wardrobes with hanging rail and shelving.

Bedroom 3 – 12' 3" x 8' 7" (3.73m x 2.62m) – uPVC double glazed window to the rear.

Cloakroom/wc – uPVC double glazed window to the rear, suite comprising low level wc.

Bathroom – uPVC double glazed window to the rear, suite comprising bath, wash hand basin, fan heater, radiator, linen cupboard.

Bedroom 4 – 12' 0" x 11' 5" (3.65m x 3.48m) – uPVC double glazed window to the front, radiator, wash hand basin.

Outside

Integral Garage – 19' 2" x 17' 2" (5.84m x 5.24m) – uPVC double glazed window to the rear, two electric up and over doors to the front, water filtration equipment, Worcester Boiler to heat water and radiators.

Old Piggery – 31' 7" x 7' 9" (9.62m x 2.36m) – of solid stone and concrete block wall construction under a natural slate roof cover.

Dog Kennel – constructed of concrete block walls under a plastic coated steel roof cover.

Implement Shed – 45' 0" x 25' 1" (13.72m x 7.65m) – of timber frame wall construction under a plastic coated steel wall and roof cover.

Nissen Hut – 40' 1" x 17' 9" (12.23m x 5.4m) – of corrugated asbestos cement construction.

Collecting yard with various pens and handling facilities.

Tarmac driveway with ample parking to the front
Concrete and lower garden area to the rear.

Calor propane gas tank.

Tarmac parking area to the side for at least four cars.
Large garden area to the side and rear with meadow adjoining.
There is separate access on to the public road from the meadow.

COUNCIL TAX Band C

EPC RATING Band D

SERVICES

Mains Electricity. An LPG gas fired boiler heats water and radiators throughout. Private water and Drainage.

Good Mobile Coverage and Broadband available.

TENURE

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

MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

AGENT NOTES

There is a right of way for the adjoining land shown coloured yellow on the attached plan.

Further land is currently available adjoining, by separate negotiation and ownership.

There is a septic tank positioned within the property serving an adjoining property.

A certificate of lawfulness is in place for continued breach of an agricultural occupancy condition.

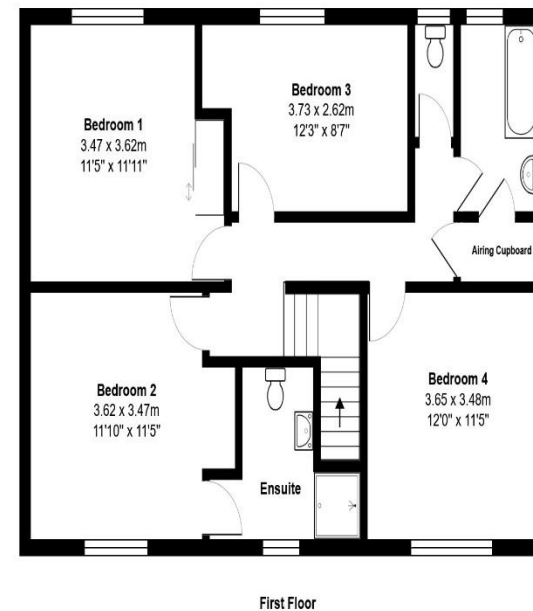
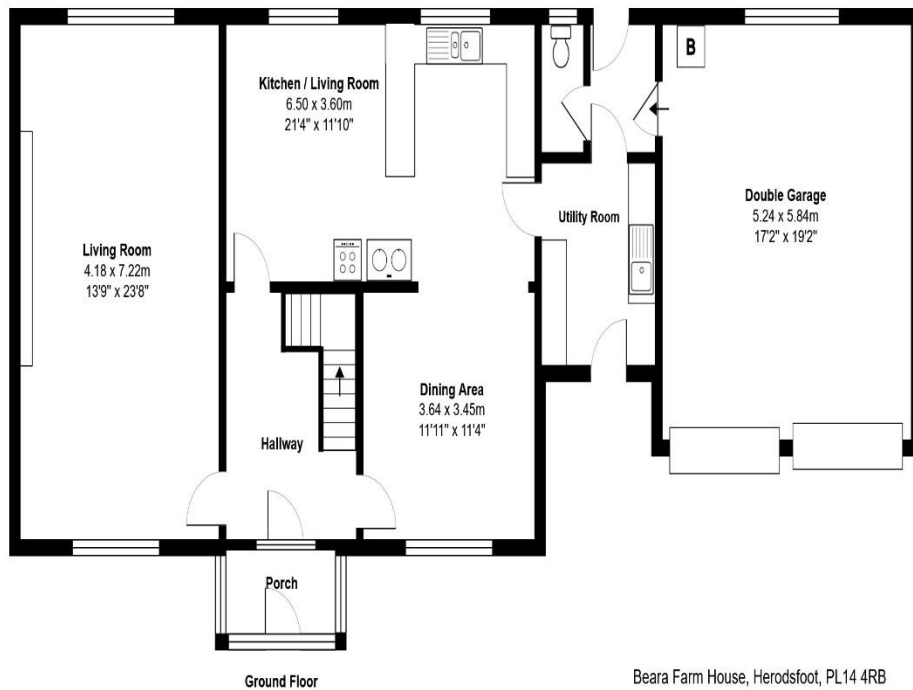
DIRECTIONS

From East Taphouse, turn on to the Looe road. Continue for approximately 1 mile where you can turn right. Turn left immediately after and take the next turn on your left hand side. The house entrance can be found a short distance along this road on your right hand side.

VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)





Beara Farm House, Herodsfoot, PL14 4RB

Total Area: 202.0 m² ... 2174 ft²

All measurements are approximate and for display purposes only



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