



## Buttermill Cottages

Ref: 3470749

Merrymeet, Liskeard, PL14 3LS

Freehold: £950,000

Group of 12 self contained bungalows

Former farmhouse/office building

Convenient site, adjacent A390

Suit variety of uses - subject to PP

Outbuildings. Extensive grounds & parking

Sold with immediate vacant possession. EPC E



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## Description

A Group of 12 individual, self-contained bungalows set in a horseshoe arrangement on a sloping site including a former farmhouse building later used as offices, and outbuildings including activities barn.

The site is located adjacent to the A390 which connects Callington with Liskeard in South East Cornwall and also includes extensive grounds, gardens and ample parking for multiple vehicles.

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## Location

Located on the outskirts of the small village of Merrymeet, just off the A390, approximately three miles from Liskeard to the West and six miles from Callington to the East.

The A390 links with the A38 which connects South East Cornwall with the city and regional centre of Plymouth where in turn, it then links with the motorway network at Exeter, M5 Junction 31. There is a railway station in Liskeard and a main station in Plymouth with direct access to central London via the Penzance to Paddington line.



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## External Details

The site is approached by a driveway with adjacent gardens including pond and a range of established trees and other plants. There are two gravel parking areas and a tarmac drive leading to the bungalows, the majority of which also have adjacent gravel parking.

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## The Opportunity

Buttermill Cottages is a somewhat rare and unique property and has the potential to suit a wide variety of purchasers given the flexible accommodation on offer.

Although most recently operated as a care facility and depending on client group and operator requirements, it would suit something similar again, the location close to both the Moor and Cornish coast makes it a potentially appealing proposition from a leisure or tourism perspective in particular as it traded as a holiday cottage complex in the past.

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## Tenure

The property is available with immediate vacant possession, and we are seeking offers on a guide price of £950,000 for the freehold interest.



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## Internal Details

The site briefly comprises 12 detached bungalows which are fully self-contained, and each include living room, kitchen, bedroom and bath or shower room/WC.

The configuration of the bungalows does vary slightly in that some have an open plan living room/kitchen although the majority have a separate kitchen and there is a mixture of shower rooms/wet rooms and bathrooms with baths.

There is a detached former farmhouse which has latterly been used as offices and briefly comprises:

Ground Floor – Hallway, open plan living room, two further rooms, kitchen, bathroom/WC.

First Floor – Two rooms, bathroom/WC.

There is also a range of outbuildings which includes large barn previously used for activities, further outbuilding used as storage and adjacent outbuilding which has historically housed outside WC's.







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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