

## **LOWER MENADUE FARM, LUXULYAN, BODMIN, PL30 5DR**



**An opportunity to purchase a 22 acre smallholding set within a secluded position on the rural outskirts of Luxulyan, comprising a three bedroom detached stone built farmhouse and a traditional range of farm buildings.**

**Accommodation Comprises:- Entrance hall, lounge, dining room, lobby, kitchen/breakfast room, rear porch, rear hall, ground floor bathroom, store room, landing, three bedrooms, double glazing, attached barn (In need of restoration) with corrugated shelter/storage, concrete yard, three separate farm buildings, gardens and land extending to the south.**

### **Guide Price £675,000**

## SITUATION

The property offers a rural location about a mile or so north of Luxulyan. The village sits at the head of the picturesque Luxulyan Valley and enjoys a range of local amenities, including a public house, church, village hall, post office/general store and primary school. The property is central to the major towns of Bodmin (Approx 7 miles) and St Austell (Approx 6 miles). The main A30 trunk road is easily accessible from this location, providing excellent links to the rest of the county and beyond.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Part glazed front entrance door opening into:-

#### Entrance Hall

Electric meters and fuse boards. Stairs rising to first floor. Doors to reception rooms and sliding door to lobby.

#### Lounge

14' 3" x 13' 11" (4.34m x 4.24m) uPVC double glazed window to front elevation. Night storage heater. Beamed ceiling. Tiled recess with inset wood burning stove. Telephone point.

#### Dining Room

13' 0" x 12' 1" (3.95m x 3.68m) uPVC double glazed window to front elevation. Beamed ceiling. Stone fireplace with wood burning stove.

#### Lobby

9' 7" x 8' 7" (2.93m x 2.61m) (Maximum) Built-in cupboards and drawers. Part obscure glazed door to:-

#### Kitchen/Breakfast Room

25' 5" x 12' 1" (7.75m x 3.68m) (Maximum) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Oil fired Rayburn. Space for electric cooker. Space and plumbing for washing machine. Space for additional appliances. Part tiled walls. Large built-in airing cupboard enclosing the hot water storage cylinder and shelving. uPVC double glazed windows to side and rear elevation. Part obscure glazed door to rear hall. Part obscure glazed door to:-

#### Rear Porch

uPVC double glazed door to outside.

#### Rear Hall

Access to loft space. Part obscure glazed door to store room. Door into:-

#### Bathroom

8' 5" x 7' 10" (2.57m x 2.40m) Matching suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Separate single shower cubicle (shower unit inoperative). Part tiled walls. Obscure uPVC double glazed window to rear elevation.

#### Store Room

12' 1" x 7' 4" (3.68m x 2.24m) uPVC double glazed window to side elevation.

### FIRST FLOOR

### Landing

Doors to all bedrooms.

#### Bedroom One

13' 8" x 12' 5" (4.16m x 3.78m) uPVC double glazed window to front elevation.

#### Bedroom Two

15' 6" x 11' 1" (4.72m x 3.38m) uPVC double glazed window to front elevation.

#### Bedroom Three

11' 7" x 10' 6" (3.54m x 3.21m) (Maximum) uPVC double glazed window to front elevation.

### OUTSIDE

A five-bar wooden gate opens onto a concrete driveway, providing access to the main yard in front of the farmhouse. There are steps leading up to a generous garden with various trees and superb countryside views.

#### Attached Barn

18' 11" x 13' 10" (5.76m x 4.21m) Corrugated open fronted shelter to front. Doors to the ground floor. Two windows at first floor level. In need of restoration (First floor inaccessible).

#### Detached Outbuilding

A large single storey stone built outbuilding with a corrugated pitched roof. Comprising the following sections:-

Workshop (7.46m x 3.92m)

Storage (4.96m x 2.79m)

Outside W.C.

#### Steel Framed Livestock/Tractor Shed

#### Milking Parlour

Concrete block construction with a corrugated pitched roof. Comprising the following:-

Main Room (6.54m x 4.38m)

Room Two (4.46m x 4.38m)

Room Three (3.48m x 2.56m)

#### Agricultural Land

The land lies to the south of the farmhouse which is predominantly laid to pasture and suitable for grazing, extending to about 22 acres in total.

### SERVICES

Mains electricity and drainage. Private water supply (Borehole).

### ENERGY RATING

F(22).

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

Heading north from the village of Luxulyan, go past the Village Hall and continue for about half a mile and turn left when signposted for Bodiggo. Almost immediately turn right down a single track country road and continue for approximately half a mile. The entrance to Lower Menadue Farm is off to the left.



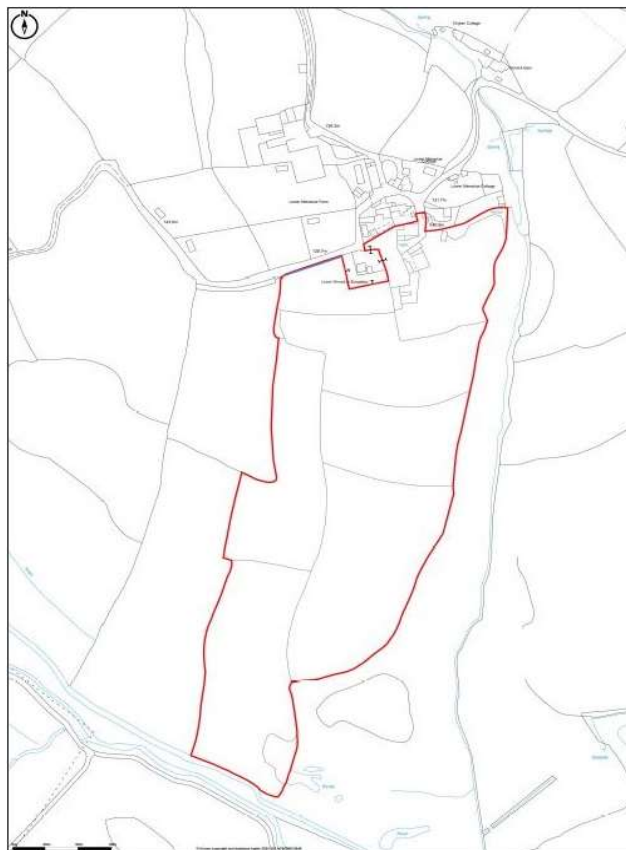
GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.