



Cartuther Barton







# Cartuther Barton

Horningtops, Liskeard, , PL14 3PS

Liskeard approx. 1 miles, Looe and Beaches approx. 9 miles, Bodmin Moor approx. 6 miles, Plymouth approx. 17 miles.

A fine example Grade II\* Listed, former manor house offering a wealth of character and charm throughout, with a range of outbuildings and one bedroom annex set in a peaceful location in approx. 3.35 acres.

- An Historic Grade II\* Listed Farmhouse
- Large Kitchen/Breakfast Room & Separate Utility Room
- Three Generous Reception Rooms with Period Features
- Study
- Wine Cellar
- Four Double Bedrooms all with En-suite Facilities
- One Bedroom Self Contained Annex
- Traditional Outbuildings and Stable Block
- Council Tax Band F
- Freehold

Guide Price £1,195,000

## Stags Plymouth

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933 | [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

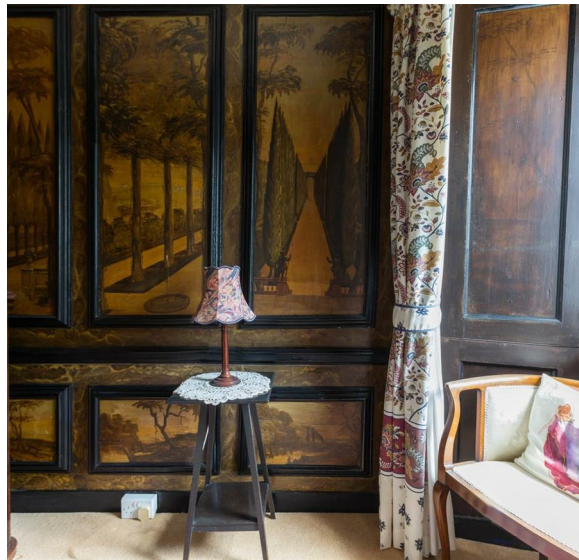
## LOCATION

Cartuther Barton is a well-placed property; the location will appeal to those looking for a home that is within easy reach of local facilities, including a range of state and independent schools. The area allows for a comfortable lifestyle for its residents, perfectly situated amongst the green wooded valleys and rolling green fields of south-east Cornwall, which are fringed with sandy coves and bays, where the sea is framed by whitewashed fishing villages. Located close to the nearby village of Menheniot and the small town of Liskeard has a range of shopping and other amenities expected from a busy market town, including a mainline railway station with direct connections to London Paddington, within 3.5 hours. The property is within easy commuting distance of both the county city of Truro and the maritime port of Plymouth. Close to the many nearby beaches dotted around the dramatic coastline and beautiful rural landscapes of south-east Cornwall. To the south are the characterful ports of Looe, Polperro, and Fowey with their small fishing fleets. For sailing enthusiasts, Fowey has the Royal Fowey Yacht Club and a very popular annual Royal Regatta. The coastline of this peninsula is a true haven for the yachtsman and water-sports devotee, with moorings available in Looe Harbour, complimented by a temperate year-round climate and surfing off one of the many local sandy beaches. For those with equestrian needs, horse riding is easily accessible via local bridleways and country lanes in the area. Within really easy reach is the A38, giving easy access to the city of Plymouth, with its superb range of shopping facilities, including the Drake Circus shopping centre. There are regular cross-channel ferry services to northern France and Spain, as well as five deep-water marinas.

## DESCRIPTION

The private tree-lined driveway leads to this stunning, four/five bedroom Grade II\* listed Farmhouse, boasting an abundance of period features and breath-taking views over the Cornish Countryside. The current owners have maintained this historical property to a high specification and improvements include a self-contained one-bedroom cottage, currently used as a successful holiday let but would work equally well as multigenerational living.





## ACCOMMODATION

Cartuther Barton is a substantial Grade II\* Listed Farmhouse with a wealth of historical features throughout, the importance of which is mentioned in the Doomsday book. The ground floor accommodation comprises a generous dual-aspect kitchen/breakfast room with a beautiful outlook over the gardens and a separate utility room with a feature well, which has been concealed with safety glass. The three elegant reception rooms are all of generous proportions and boast beautiful features such as high ceilings, feature fireplaces and panelling. Other ground floor benefits include a study, a downstairs cloakroom and a wine cellar. The 17th century staircase gives access to the first floor landing, which leads to four double bedrooms, all with en-suite facilities. The self-contained cottage can also be accessed from a locked internal door, enabling its use as part of the main house if required.

The Annex provides attractive and comfortable accommodation, briefly comprising a sitting room, kitchen, one bedroom and a bathroom, perfect for visiting guests, multigenerational living, or a successful holiday let business opportunity.

## OUTSIDE

The tree-lined drive leads to an extensive parking area with ample space for multiple vehicles. There is a fine range of outbuildings; some have potential for conversion for holiday letting or alternative uses (subject to achieving the relevant consent). The buildings are currently configured as workshops, garaging and storage space. The piggery, now converted into a dog grooming room, and a further building is now being used as a gym, with power and a w/c. The potential is endless.

The gardens and paddock extend to approx. 3.35 acres and comprise a tree-lined pasture paddock, an orchard with a variety of fruit trees, a greenhouse, a level lawn with a delightful pond complete with fish and a water feature. The gardens have spectacular views over unspoilt countryside.

## SERVICES

Private Water, Private Drainage (septic tank) & Mains Electricity  
Heating: Main house -Oil fired Central Heating, wood burners.  
Broadband: Fibre  
Council Tax: Band F

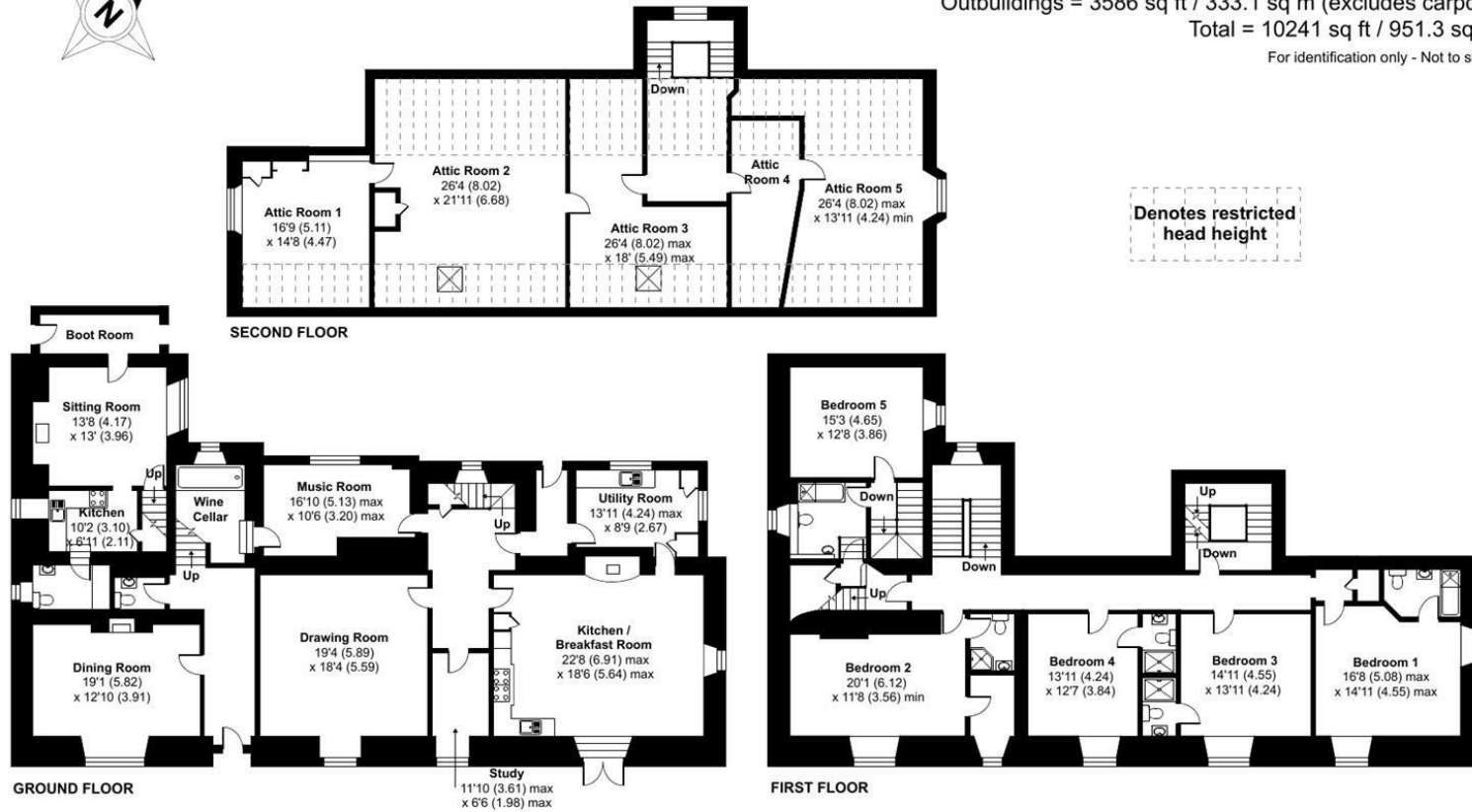
## DIRECTIONS

What3Words - [///salads.apparatus.efficient](https://www.what3words.com/#!/salads.apparatus.efficient)

# Cartuther Barton, Horningtops, Liskeard, PL14

Approximate Area = 5709 sq ft / 530.3 sq m  
 Limited Use Area(s) = 946 sq ft / 87.8 sq m  
 Outbuildings = 3586 sq ft / 333.1 sq m (excludes carport)  
 Total = 10241 sq ft / 951.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Scott Parry Associates. REF: 962276



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



