



---

St. Marys,



Liskeard approx. 2.5 Miles. Plymouth City Centre approx. 17 Miles. Exeter Airport approx. 60 Miles

A wonderful five bedroom, detached former Farmhouse, situated on a generous plot, incorporating 3.5 acres, stables, outbuildings and a detached Barn with outline planning permission.

- Detached Farmhouse
- Kitchen/Breakfast Room
- Large Dual Aspect Reception Room
- Five Double Bedrooms
- Master bedroom with En-Suite
- Barn with Outline Planning Permission for Three-Bedroom Dwelling
- 3.5 Acres & Stables
- Council Tax band – E
- Freehold

Offers Over £800,000

### SITUATION

St.Mary's is situated in a rural setting on the outskirts of the well regarded village of Menheniot, which has a thriving community and local amenities inclusive of Post Office/general store, a reputable primary school, pub and places of worship. There are also local sporting facilities including tennis courts, cricket and football. Menheniot Station lies a mile south of the village which has links to Plymouth and Truro. The A38 trunk road is less than 2 miles, ensuring that Plymouth and then the M5 motorway network is readily accessible. The southeast Cornish coast at Looe is 9 miles.

### DESCRIPTION

A well-presented, detached family home offering space and character throughout. This charming former Farmhouse provides accommodation of generous proportions and is set traditionally over two floors. An ideal property for those looking to keep their equine friends at home with approx.3.5 acres of paddocks, stables, tack rooms and wonderful out riding on your doorstep.

### ACCOMMODATION

The property is entered via a convenient porch with door into the hallway providing access to a good size, dual aspect sitting room with wood burning stove, kitchen/diner with a range of matching fitted units, wood fired Rayburn and ample space for dining furniture and sofa, enabling this to make a wonderful family space and a great hub of the home for all the family. A rear porch is accessible from the kitchen and gives access to a separate downstairs

cloak room and a utility/store room. The first floor landing leads to a generous four piece family bathroom and five double bedrooms – the Master bedroom benefits from an attractive En-suite shower room.

### OUTSIDE

The property is accessed via a gated driveway with ample space for parking and a double garage. The detached stone barn is situated in the garden and has outline planning permission for a three bedroom dwelling. The garden is mainly laid to lawn with mature shrub borders. There are a selection of outbuildings which include sheds and stores. There is approx. 3.5 acres of grazing, three stables and two tack rooms. The equine facilities at the property are currently utilised as a Livery with the stable being rateable\*.

### SERVICES

Mains Water – Private Drainage (Septic Tank)  
Mains Electricity  
Oil Fired Central Heating – Wood Fired Rayburn  
Mobile coverage via EE, Three and O2 are likely available at the property (based on the latest data available to Ofcom).

### AGENTS NOTE\*

\*3.5 Acres and Stables currently run as Livery with rates of £1,500 PA. There is a Mine Shaft in corner of the Wooded area.

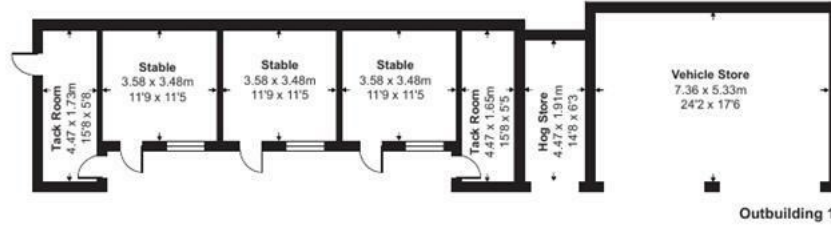
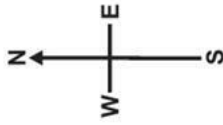


Approximate Area = 2889 sq ft / 268.3 sq m (includes double garage)

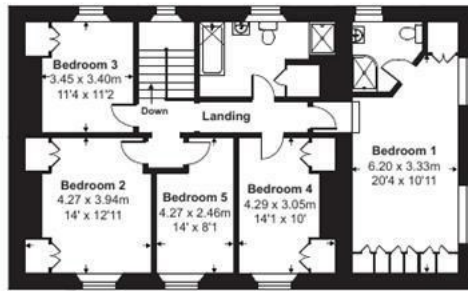
Outbuildings = 3055 sq ft / 283.8 sq m

Total = 5944 sq ft / 552.1 sq m

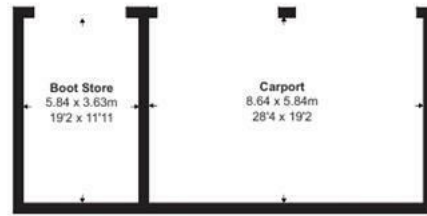
For identification only - Not to scale



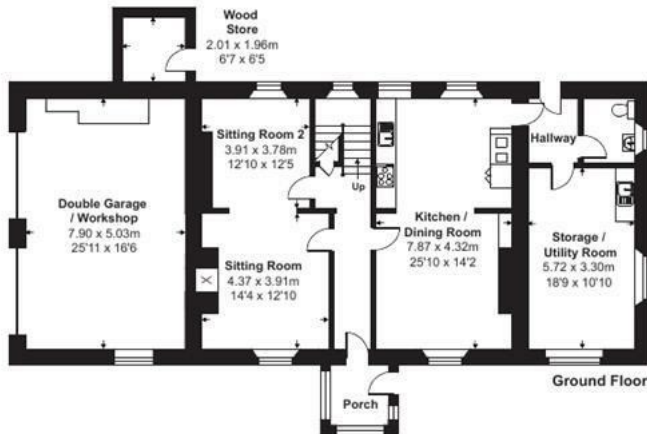
Outbuilding 1



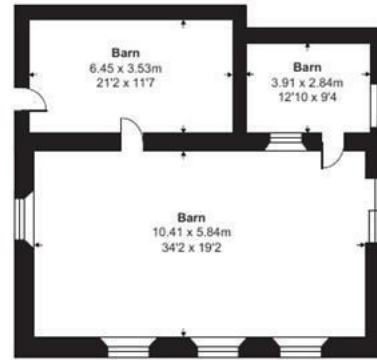
First Floor



Outbuilding 3



Ground Floor

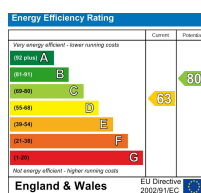


Outbuilding 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1107171

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.



Plymouth, 3 Longbridge Road, Plymouth, PL6

01752 223933

plymouth@stags.co.uk

stags.co.uk