




Cartuther Barton, Horningtops, Liskeard, Cornwall





A stunning Grade II listed country house with substantial outbuildings, in an idyllic Cornwall setting.

Summary of accommodation

Ground Floor: Drawing room | Dining room | Sitting room | Music room | Study | Kitchen/breakfast room | Kitchen | Utility | Two cloakrooms | Wine cellar

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms en suite

Second Floor: Five attic rooms

Outside: Barn with vehicle store | Piggery | Carport | Garaging block | Workshop | Store
Wood store | Barn

Distances

Liskeard town centre 1.1 miles, Liskeard station 2.0 miles, Looe 6.5 miles

Saltash 11.8 miles, Plymouth 18 miles, A30 12.5 miles

(All distances and times are approximate)



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Location

The historic mining and market town of Liskeard lies in southeast Cornwall, 18 miles west of Plymouth and within easy reach of the beautiful Polperro Heritage Coast. The town has a bustling and vibrant centre with plenty of character, where you will find various high street and independent retailers, as well as a wealth of restaurants, bars and cafés. There are also several large supermarkets in the town. The coastal town of Looe is six miles away, providing alternative facilities.

Local leisure facilities include Liskeard Leisure Centre with its swimming pool and gym, as well as golf at Looe Golf Club. Sailing and watersports are accessible at Looe, with Looe Sailing Club situated in the town's harbour and various beautiful beaches within easy reach. You can also join the South West Coast Path at Looe.

Schooling in the area includes both state primary and secondary schools in Liskeard, with further schooling in the surrounding villages and in Looe. A choice of independent schools can be found in Plymouth.

The area is well connected by road with the A38 providing access towards Plymouth and onward towards Bodmin and the A30. Liskeard's railway station provides direct services to London Paddington, while there is also the option to change at Plymouth.

The property

Cartuther Barton is a delightful Grade II Listed detached home, set in a stunning rural Cornwall position. The property dates from the late 17th century and features splendid stone elevations and tall sash windows, with beautiful gardens outside and a wealth of outbuildings, totalling more than 10,200 square feet.

The house itself provides 5,700 square feet of elegant, traditional accommodation with five bedrooms and four comfortable reception rooms. Character features include a 15th century medieval granite fireplace, 17th century flagstone flooring and staircase, period light fittings, ornate paneling, cornicing and more. The main reception room/drawing room is well-proportioned with a large sash window overlooking the garden, the granite fireplace is fitted with a log burner.





The formal dining room is elegantly decorated with period panels, cornicing, a large sash window and stone fireplace with electric stove. The kitchen/ breakfast room has fitted cabinets with integrated appliances and granite worktops. It also features a grand medieval granite fireplace with wood burner, flagstone flooring, large sash window and French doors leading to the garden. The separate utility room features a storage dresser, cabinets, double sink, washer/dryer and large refrigerator.





The annexe adjoins the main house and has a private entrance from the courtyard as well as access through the main house on the first floor. The ground floor contains a sitting room with stone fireplace and wood burner, full kitchen with granite worktop, WC and utility. A staircase leads to a large double bedroom and full bathroom. The annexe is currently set up as an Airbnb short term rental.

Additionally, there are four further bedrooms in the main section of the first floor accommodation. Each of these bedrooms is en suite, including the principal bedroom with its en suite bathroom and three bedrooms with en suite shower rooms. The turned staircase continues to the second floor, where there is extensive attic storage, with the potential for conversion into additional living accommodation.

Garden and grounds

The tree-lined drive leads to an extensive parking area with ample space for multiple vehicles. There is a fine range of outbuildings with the potential for conversion. The buildings are currently configured as workshops, garage, storage, log room, gym and the Piggery is being used as a dog grooming facility. All with upgraded power and lighting.

The gardens and paddock extend to 3.35 acres and comprise of a tree-lined pasture, paddock, a walled garden orchard with a variety of fruit trees and greenhouse. A level lawn with a delightful pond complete with Koi fish and water feature. The mature gardens have a spectacular view over the countryside.

Services

Private water, private drainage, mains electricity. Main House: oil fired central heating and wood burners. **Annexe:** propane gas central heating and wood burner. Broadband Optic Fibre to house.

Directions

Postcode: PL14 3PS

what3words: ///prance.earmarked.dynamics

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band F

Guide Price: £1,000,000



Approximate Gross Internal Floor Area
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 = 10,241 sq ft / 951.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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