



Lower Pencubitt



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Lamellion, Liskeard, Cornwall, PL14 4JT

Liskeard Town Centre 1 mile - South Cornish Coast 8 miles -
Plymouth 22 miles

An impressive country residence offering versatile accommodation in a private setting with over an acre of beautiful grounds and two successful holiday lets

- 3 Bedroom Barn Conversion
- 2 Holiday Letting Cottages
- Detached Garage and Ample Parking
- Wonderful Grounds
- Indoor Swimming Pool
- Approximately 1.4 Acres
- Established Income
- Delightful Private Position
- Freehold
- Council Tax Band: E

Guide Price £895,000

SITUATION

The property is located in the peaceful hamlet of Lamellion, a short distance from the market town of Liskeard. Liskeard town centre has a range of shopping, educational and recreational facilities with sports centre and a mainline railway station serving London Paddington via Plymouth. The city port of Plymouth lies 22 miles from the property with excellent amenities including ferry services to northern France and Spain. The picturesque south Cornish coastline lies 8 miles away, with its idyllic beaches and picturesque villages.

DESCRIPTION

This most impressive property offers a charming 3 bedroom barn conversion, two 2 bedroom holiday cottages with an established income, an indoor swimming pool, garage and pasture paddock set in approximately 1.4 acres. Little Barn and Bramble Cottage are currently being used as successful holiday lets but also offer great potential for multigenerational living (subject to the necessary consents).

ACCOMMODATION

Access into the hallway and utility with flagstone slate flooring, a range of cupboards with space for a fridge freezer and space and plumbing for a washing machine.



From the utility, a downstairs cloakroom with WC and wash hand basin, separate shower room and study which has access to Little Barn. The kitchen offers further cupboard space, Stoves range oven with an extractor above, integrated appliances and a breakfast bar. A door leads through to a spacious sitting room with a charming wood burner set in a stone surround and a door to the dining room which could be utilised as a fourth bedroom.

Stairs rise to the landing, 3 bedrooms and jack and jill bathroom which can be accessed from bedrooms 2 and 3. The principle bedroom benefits from an ensuite shower room and enjoys a pleasant outlook over the properties grounds.

LITTLE BARN

Little Barn has private access into the open plan sitting/dining room and kitchen which comprises a range of base and wall mounted cupboards, stainless steel sink, space for a freestanding oven with extractor over and space and plumbing for a washing machine. The living area features a wood burner on a stone hearth and an interconnecting door providing access to the main house. Stairs rise to the first floor with two bedrooms and a bathroom comprising wash hand basin, bath with shower above and WC. Little Barn enjoys a private courtyard garden, mainly laid to lawn with a patio ideal for outdoor dining.

BRAMBLE COTTAGE

A charming detached cottage with a door leading into a spacious fully fitted kitchen/dining room with a range of base and wall cupboards, composite sink and a range cooker with induction hob and extractor over. A door leads to the sitting room with a wood burner and double doors that open onto a raised patio that overlooks the private garden. From the kitchen a door leads through to a hall with access to the two double bedrooms and family bathroom with a bath and electric shower above, wash hand basin and WC. The principle bedroom benefits from a modern ensuite shower room.

OUTSIDE

The property is accessed via a private driveway with ample parking areas for each of the properties and a detached garage. There is a detached stone built pool house with a heated swimming pool, jacuzzi, changing and shower facilities. The delightful grounds are divided into several areas of gardens and lawn with a wide variety of mature shrubs and trees. The large level paddock and grounds extend to approximately 1.4 acres in all and enjoys far reaching countryside views.

SERVICES

Mains electricity and water, oil fired central heating, private drainage. Please note the agents have not inspected or tested these services.

VIEWINGS

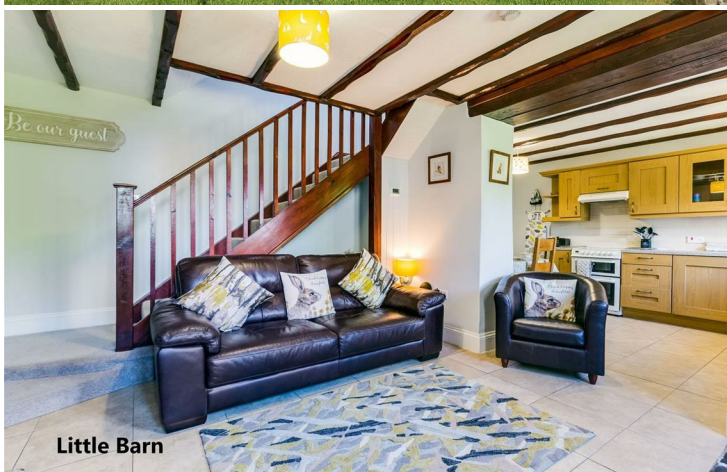
Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From the centre of Liskeard, pass the railway station on the left-hand side and continue for approximately 200 metres. On the left hand bend, take the right-hand turn, signposted Lamellion. Continue along this road for approximately 0.3 miles and the property will be located on the right hand side.

What3words.com

///butlers.tinted.rural



Little Barn



Bramble Cottage

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.



LOW END
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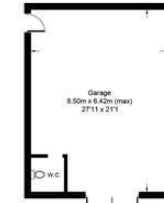
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Approximate Gross Internal Area
 Main House and Little Barn = 181.0 sq m / 1948 sq ft
 Bramble Cottage = 88.8 sq m / 956 sq ft
 Pool House and Garage = 138.3 sq m / 1489 sq ft
 Total = 408.1 sq m / 4393 sq ft

□ = Bramble Cottage
 □ = Little Barn



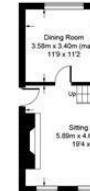
Pool House



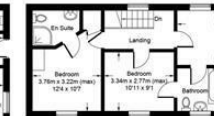
(Not Shown in Actual Location / Orientation)



Ground Floor - Bramble Cottage



House and Little Barn
Ground Floor



House and Little Barn
First Floor

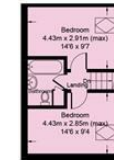


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID985617)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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