



Lower Pempwell House



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Stoke Climsland, Callington, Cornwall, PL17 8LN

Stoke Climsland 1.3 miles – Callington 4.7 miles – Tavistock 8.1 miles

A substantial 5 bedroom farmhouse with over 2 acres, situated within the Tamar Valley Area of Outstanding Natural Beauty.

- Wealth of Character Features
- 5 Bedrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Approximately 2.57 acres in all
- Workshop & Store Rooms
- Range of Outbuildings
- Off Road Parking
- Freehold
- Council Tax Band: G

Guide Price £700,000

SITUATION

The property enjoys a rural position in a hamlet 1.3 miles from the popular village of Stoke Climsland. The village has an excellent post office/village stores, well respected primary school, and thriving community centres. There is a range of shopping facilities in Callington, about 5 miles away, together with doctors, dentist, and veterinary surgeries and a secondary school. Further shopping and private schools are available in Launceston and Tavistock, both 8 miles away. The A30 at Launceston gives access to airports at Exeter and Newquay. Plymouth, 20 miles south, has extensive shopping facilities, theatre, cross channel ferry port, marinas and railway station. With easy access to the Cornish beaches and Dartmoor National Park the property is ideally situated to take advantage of a wide range of outdoor pursuits.

DESCRIPTION

An impressive Grade II listed detached stone farmhouse dating from the 17th century, with paddocks and outbuildings, and offering a wealth of charm and character. The property is understood to be of stone construction with a slate tiled roof and wooden single glazed windows. Delightful original features have been retained including exposed beams, granite fireplaces, and flagstone floors.

ACCOMMODATION

The front door opens into the entrance hall with elm panelling, door to the rear garden and stairs to the first floor. The sitting room is a generous size with an impressive granite fireplace housing a wood burning stove and enjoys a double aspect over the garden.



The dining room presents a charming additional reception room with a beamed oak ceiling, wood panelled window seat and an open fireplace.

The double aspect kitchen/breakfast room comprises a striking stone mullion window with window seat, flagstone flooring, beamed oak ceiling, an impressive granite fireplace housing an oil-fired Aga and bread oven, space for appliances, a sink and range of base units and drawers with work surfaces above.

A door leads into a rear hall with a pantry, WC, second staircase to the first floor and a substantial boot room with a slate table and granite trough. From the rear hall you access the utility room with a door to the rear of the property and benefitting from a range of cupboards, sink, and space for appliances.

The first floor comprises 5 generous bedrooms with views over the gardens, one with adjacent shower room and a walk-in wardrobe, and a family bathroom with a bath with a shower over, WC and wash hand basin. The primary staircase rises to the spacious triple aspect landing with built in airing cupboard and the secondary staircase leads up to another landing between bedrooms 4 and 5.

OUTSIDE

The property is approached through granite gate posts down its own drive to parking for numerous vehicles and on to the neighbouring property. The front garden is laid to lawn with a range of mature shrubs, plants and flowers. To the side of the property there is a productive vegetable garden. At the rear of the house there are two rooms, one provides storage space and the other, which has power, is currently used as a workshop. An attractive courtyard at the rear of the property is arranged around a walled garden with a duck pond. There are further outbuildings with power and light which offer a variety of uses such as stabling and storage.

The property benefits from two paddocks. One, which has a stream to one side, is located across the drive from the main house. At the top of the drive a short, shared access leads to the second paddock at a corner of which is a productive area of soft fruit and vegetable beds.

We understand from the current owners that there are covenants preventing "commercial activities" on the woodshed and "no dwelling" permitted on the paddock closest to the property.

SERVICES

Oil fired central heating. Mains electricity. Private water supplies via a well and spring. Private shared drainage via a sewerage treatment plant. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the centre of Stoke Climsland head in a northerly direction and upon reaching the crossroads, turn right (signposted Horsebridge), continue for approximately 0.8 miles and then take the left turning (signposted Pempwell). Continue for approximately 0.2 miles and take the private lane to the right. After a short distance you will see the granite posts at the entrance to the property on your left.

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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.



Approximate Area = 3129 sq ft / 290.6 sq m (excludes carport)
 Outbuilding = 1623 sq ft / 150.7 sq m
 Total = 4752 sq ft / 441.3 sq m
 For identification only - Not to scale

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1118146



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	76
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999