



Largin Farm







Largin Farm

Braddock, Lostwithiel, , PL22 0RL

Liskeard 6.6 miles – Lostwithiel 6 miles – South Coast 11 miles

A superb detached farmhouse with a self-contained annexe nestled amongst its own land which extends to over 15 acres

- 5 Bedroom Detached Farmhouse
- 1 Bedroom Self-Contained Annexe
- Additional Land Available
- Parking & 3 Garages
- Freehold
- Approximately 15.01 Acres
- Private Setting Surrounded by Own Land
- Range of Agricultural Buildings
- Workshop / Home Office
- Council Tax Band: C

Guide Price £1,100,000

Stags Launceston

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SITUATION

Situated in a delightful rural position near of the small village of East Taphouse with a garage/general store catering for day to day needs. A more comprehensive range of amenities can be found at Liskeard and Lostwithiel some 6 miles distance with shops, supermarkets, doctors, dentists and veterinary surgeries, places of worship and leisure centre.

In addition there is a mainline railway station serving London Paddington (via Plymouth) and at Liskeard there is access to the vital A38 trunk road which links the town of Bodmin and the City Port of Plymouth. At Plymouth there is a superb range of amenities including department stores, marina, ferry crossing serving Northern France and Spain and airport.

DESCRIPTION

A rare opportunity to acquire a most impressive, detached 5 bedroom farmhouse offering; a detached 1 bedroom self-contained annexe with a home office and 3 garages below, a range of agricultural buildings and stables, a stunning private position, surrounded by its own land, with the property extending to approximately 15.01 acres in all.

ACCOMMODATION

Front door leads into an entrance porch which in turn leads into the entrance hall with stairs rising to the first floor.

The generous sitting room enjoys an aspect to the front and benefits from a wood burning stove and wooden flooring.

The dining room offers an excellent reception room space with an aspect to the rear and leading into the utility room, WC and door to the side of the property.

The kitchen/breakfast room is an excellent living space with a sun room area with a wood burning stove and enjoying lovely views to the front and over the land. The kitchen has a range of base units with a work surface over, Belfast sink, space for appliances, dining area and an oil-fired AGA which is used for cooking and the supply of hot water.

A rear hall from the kitchen leads to a rear door to the outside and a second staircase which leads to the principle bedroom.

The first floor comprises a spacious landing with 4 bedrooms (3 of which have en suites) and a family bathroom with a bath, shower, WC and a wash hand basin.

The secondary staircase leads to Bedroom 1 which boasts a stunning double bedroom with a vaulted ceiling, large windows and an en suite bathroom.

ANNEXE

Front door leads into a spacious and well-presented open plan kitchen / living area with a range of cupboards, built in cooker, sink, space for appliances and a wood burning stove. A door leads through into a double bedroom with a further door leading into a shower room with a shower, wash hand basin and WC.





OUTSIDE

The property is approached by its own long drive with 4 pasture paddocks on your right, the drive then continues past the access to the agricultural buildings and towards the main house. The drive sweeps around to a generous parking area at the rear in front of 3 garages and a workshop/home office, with a self-contained annexe above.

The extensive gardens to the front are laid to lawn with an array of mature trees, shrubs and plants, leading into the woodland which currently houses a Shepherds Hut which is available by separate negotiation.

To the rear there is a large vegetable garden with a range of raised beds and two polytunnels. There are range of agricultural buildings and stabling offering excellent usage for livestock, equestrian or storage, depending on one's needs. The large secure barn has power floated flooring, a roller shutter door and lends itself to a multitude of uses including creating additional stabling should one desire.

To the rear of the outbuildings there are a further 2 paddocks.

In all the property extends to approximately 15.01 acres or thereabouts with additional land available by separate negotiation.

ADDITIONAL LAND

There is up to 15.85 acres of additional land available by separate negotiation. Please speak to Stags Launceston office for further information.

AGENTS NOTES

We understand that there is a right of way along the drive for access to maintain a telecoms mast situated near the boundary of the property.

We have been informed that there is a covenant preventing semi-permanent or temporary structures (caravans, camping, etc.) being on the property.

SERVICES

Mains electricity and water. Private drainage via a septic tank. Oil fired central heating and wood burning stoves. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

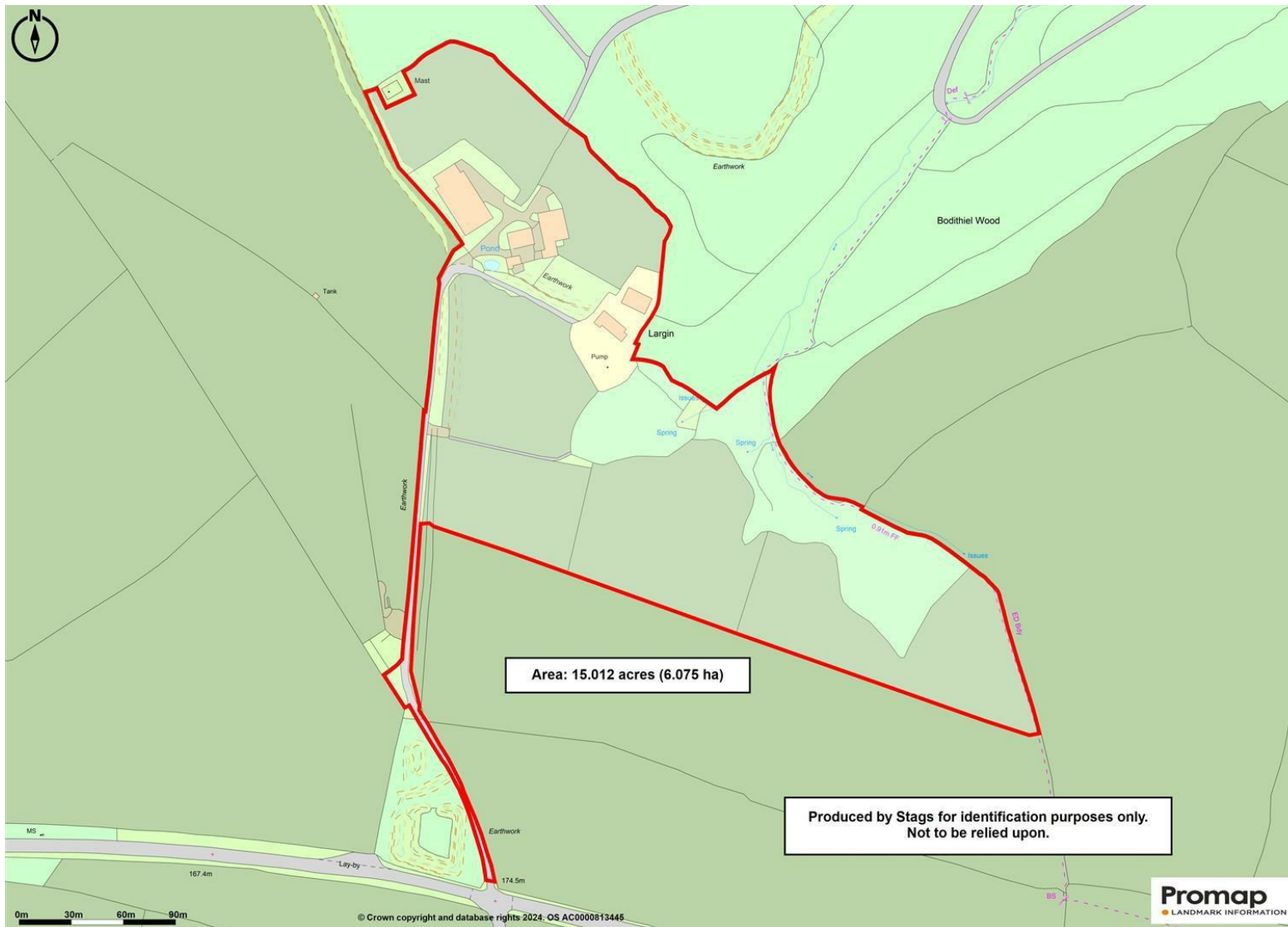
Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Liskeard, take the A38 towards Bodmin and at Dobwalls roundabout, take the second exit onto the A390 to St Austell and follow this road for approximately 1.7 miles. Continue through the village of East Taphouse and after approximately 0.9 miles turn right, proceed along this private drive to the end where Largin Farm will be found on your right.

[What3words.com](https://www.what3words.com)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2499 sq ft / 232.2 sq m
 Outbuilding(s) = 12184 sq ft / 1131.9 sq m
 Garage = 862 sq ft / 80.1 sq m
 Annexe = 615 sq ft / 57.1 sq m
 Total = 16160 sq ft / 1501.3 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). © natchecom 2024.
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