



Little Fursnewth



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St Cleer, Liskeard, Cornwall, PL14 6RS

St Cleer 1.7 miles - Liskeard 5.0 miles - Looe 10.7 miles

A charming country home with excellent equestrian facilities, set within a popular rural position.

- 4 Bedroom Main House
- Approximately 5.95 Acres
- Sand School
- No Onward Chain
- Freehold
- 1 Bedroom Self-Contained Annexe
- Range of Stables & Outbuildings
- Beautiful Gardens
- Off Road Parking
- Council Tax Band: D

Guide Price £925,000

SITUATION

The property occupies a delightful rural position, approximately 1.7 miles from the moorland village of St Cleer. The village offers a Parish Church, Public House, highly regarded primary school, children's play area, bus links, village hall, local Football Club and sports pavilion. The market town of Liskeard is approximately 5 miles from the property and provides a wide range of shopping, educational and recreational facilities including a sports centre and swimming pool. The City of Plymouth lies within commuting distance, by road, or rail from Liskeard mainline station, with an excellent shopping centre, grammar schools, universities and car ferry to France and Spain. The Cornish coastal town of Looe lies approximately 10.7 miles to the south and offers a fantastic stretch of coastline and fishing harbours to explore. Golitha Falls, Siblyback Lake and Bodmin Moor are all within close proximity to the property.

DESCRIPTION

An impressive detached country residence with a self-contained annexe, beautiful grounds, equestrian facilities and in all extending to just under 6 acres. The main house offers a wealth of charm and character with its impressive fireplaces, beamed ceiling and wooden windows. Although we are unsure of the age of the original part of the property, it is non-listed and is understood that the house was extended in the 18th century and further extended in the late 20th century.



MAIN HOUSE

A slate roofed conservatory leads into the substantial sitting room with a beamed ceiling and two fireplaces, each positioned at either end of the room and both benefitting from wood burning stoves and one still housing a clome oven. The sitting room also offers a window seat with an aspect to the front, stairs rising to the first floor (via a door) and useful under stairs storage. Steps lead from the sitting room into the dining room with slate flooring, a decorative fireplace and access into the kitchen/breakfast room.

The kitchen comprises a range of wall mounted cupboards, base units and drawers, inset sink, Rayburn, space for a cooker, door to the lobby and rear door to the garden. Downstairs WC, door to utility room with central heating boiler, fitted cupboards, sink unit and spaces for appliances.

The first floor offers a split level landing with loft access, four bedrooms, a family bathroom and a further shower room.

The master bedroom is accessed via the ensuite shower room, forming its own wing and providing an impressive double bedroom with a delightful outlook over the countryside and benefitting from built in cupboards and useful eaves storage.

ANNEXE

Front door opens into an open plan kitchen/living area with a range of wall mounted cupboards, base units and drawers, inset sink, hob and space for appliances. Doors off the kitchen/living area lead to a double bedroom, a shower room and a WC. There is an area of level parking behind the annexe.

The annexe is able to be used as ancillary accommodation but can not be let out on a permanent residential basis.

OUTSIDE

The property is approached by its own "in and out" drive, which offers a generous gravel area of parking for numerous vehicles.

The front and rear gardens are beautifully presented and host an array of mature trees, shrubs and flowers, areas of gravel with a granite and slate steps leading to the kitchen door and a substantial area of lawn at the rear of the property and lovely views over the main house towards the surrounding countryside.

There are a range of outbuildings with power, light and water, including; a workshop, two stores, 3 stables, tack/feed room and a multi-purpose barn with double doors.

To the north of the property there are three gently sloping pasture paddocks with mature hedge boundaries. The most westerly paddock benefitting from direct road access. To the south of the property, across the lane is a sand school with gated access.

In all the property extends to approximately 5.95 acres.

SERVICES

Mains electricity, mains water, private drainage via a Klargester sewerage treatment plant. Oil fired central heating, oil fired Rayburn and wood burning stoves. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom).

VIEWINGS

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

DIRECTIONS

On satnav, PL14 6RS brings you to the property. It is situated off the Dobwalls to St Cleer road. Two miles North of Dobwalls at the sign for GREAT FURSNEWTH, follow the sign for half a mile down the lane and the property is accessed by the third gate on your left. It is clearly identified by a Stags 'For Sale' sign.

what3words.com: ///ducks.talent.overture



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 = 1911 sq ft / 177.5 sq m
 Limited Use Area(s) = 90 sq ft / 8.3 sq m
 Annexe = 351 sq ft / 32.6 sq m
 Outbuilding = 1207 sq ft / 112.1 sq m
 Total = 3559 sq ft / 330.6 sq m
 For identification only - Not to scale

N
E
W
S

Denotes restricted head height

First Floor

- Bedroom 1: 8.57 x 4.50m / 15' x 14'9"
- Bedroom 2: 3.76 x 3.61m / 12'4" x 11'10"
- Bedroom 3: 3.51 x 2.54m / 11'6" x 8'4"
- Bedroom 4: 3.00 x 2.87m / 9'10" x 9'5"
- Edves
- Tack Room: 2.29 x 2.24m / 7'6" x 7'4"
- Stable: 4.62 x 3.02m / 15'2" x 9'11"
- Stable: 4.70 x 2.84m / 15'5" x 9'4"
- Storage: 5.16 x 3.36m / 16'11" x 11'
- Stable: 4.70 x 2.72m / 15'5" x 8'11"
- Bedroom: 4.14 x 2.46m / 13'7" x 8'1"

Ground Floor

- Utility
- Kitchen / Breakfast Room: 4.62 x 4.50m / 15'2" x 14'10"
- Dining Room: 4.29 x 3.30m / 14'1" x 10'10"
- Sitting Room: 9.25 x 3.81m / 30'4" x 12'6"
- Stable: 4.70 x 2.84m / 15'5" x 9'4"
- Workshop: 4.70 x 2.72m / 15'5" x 8'11"
- Store: 4.70 x 3.65m / 15'5" x 12'

Outbuilding

Annexe

Energy Efficiency Rating

Current	Potential
88	29

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

RICS Certified Property Measurer

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

launceston@stags.co.uk

01566 774999