



Higher Hobbs



# Higher Hobbs, Park Farm

St. Neot, Liskeard, Cornwall, PL14 6PU

A30 4.7 miles - Liskeard 6.8 miles - Bodmin 10.1 miles

A charming country residence set within a peaceful hamlet and enjoying stunning rural views

- Detached Period Property
- Approximately 2.15 Acres in All
- Versatile Accommodation
- Beautiful Gardens
- Freehold
- Detached 1 Bedroom Annexe
- 3/4 Bedrooms in Main House
- Workshop & Stable Block
- Off Road Parking
- Council Tax Band: E

Guide Price £850,000

## SITUATION

The property lies in a rural position near the extremely well favoured village of St Neot and enjoys some stunning rural outlooks across open farmland. St Neot is a national award-winning village and has a most appealing community spirit with a well-respected pub, a general store catering for day-to-day needs, Post Office facilities, social club, county primary school and an attractive church with tower. A more comprehensive range of shopping facilities can be found at the market towns of Liskeard and Bodmin with supermarkets, doctors, dentists and veterinary surgeries, mainline railway station serving London Paddington (via Plymouth). At Liskeard there is access to the A38 trunk road which links to the City Port of Plymouth with its department stores, deep water marina and regular ferry crossings serving Northern France and Spain. Some 5 miles to the north of the property is the A30 trunk road, which links the Cathedral Cities of Exeter and Truro.

## DESCRIPTION

A charming detached period farmhouse of stone construction with a slate roof and wooden windows. Parts of the main house are believed to date back to the 19th century with a detached annexe, outbuildings and extending in all to just over 2 acres.

## ACCOMMODATION

The front door leads into an entrance porch which in turn leads into the impressive dining room with exposed stonework, wooden flooring, a beamed ceiling and a door through to the downstairs WC. Stairs rise to the first floor and there are steps down to the kitchen.



The kitchen/breakfast room enjoys fantastic views, a characterful granite bench, oil fired AGA, range of worktops with an inset double sink, space for appliances, door to the boot room with access to the side of the property and a door into the substantial wooden frame sun room which offers a superb dining space with lovely views over the rear garden.

A study area provides an excellent office space off the dining room with a door into the utility/boiler room and leads into the most impressive sitting room with a vaulted ceiling, fireplace housing a wood burning stove and a mezzanine landing with stairs leading up to it, providing a private area to relax.

The ground floor is completed by a timber conservatory off the sitting room and a double bedroom with built in wardrobes and an en suite bathroom with a bath, WC and a wash hand basin.

The first floor opens into a generous space which was formerly divided to make a bedroom but has been opened up by the current owners and now provides library/hobby space but could also be used as a bedroom if needed. There are two additional bedrooms each positioned off the library and both benefitting from en suite facilities and lovely views.

### ANNEXE

Front door leads into the entrance hall with a WC, stairs to the first floor and a doorway through to a spacious open plan living area with space for a kitchen.

The first floor offers a double bedroom and an en suite shower room with a shower, WC and a wash hand basin.

### OUTSIDE

The property is approached via a country lane, to a private driveway, which ends at the front of the property and provides off-road parking for numerous vehicles. The gardens to the front of the property are predominantly laid to lawn with a number of mature flower beds and hedge row boundaries and a stone ha-ha with a gently sloping paddock below, with a stable block which comprises two loose boxes and a tack room.

The gardens continue to the rear of the property and offer a useful store and timber workshop with power and light with the addition of a second drive providing a generous amount of parking for several vehicles.

To the rear of the Annexe there is an additional area of lawn with an open front wood store with adjoining pump room.

### SERVICES

Mains electricity. Private water and drainage via a bore hole and septic tank. Oil fired central heating and wood burning stove. Broadband availability: Standard ADSL. Mobile Signal Coverage: Voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

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

### DIRECTIONS

From Launceston take the A30 dual carriageway in a westerly direction for 12 miles. Having passed the left hand exit to Bolventor, take the next exit in two miles signposted St Neot, Mount and Warleggan. Proceed for 4 miles, passing Colliford Lake and turn left signposted Trevenna. Continue for 1 mile and turn left at the T-junction to a no-through road. The property will be found on the left hand side, identified by a name plate.

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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 = 2614 sq ft / 242.8 sq m  
 Annexe = 501 sq ft / 46.5 sq m  
 Outbuilding = 673 sq ft / 62.5 sq m  
 Total = 3788 sq ft / 351.9 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). © nctechcom 2024. Produced for Stags. REF: 1110177

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	