



Coombe Farm





# Coombe Farm

Trehunist, Liskeard, Cornwall, PL14 3SE

Menheniot 3.3 miles - Liskeard 7.3 miles - Plymouth 14.8 miles

An immaculately presented country property with land and outbuildings enjoying an enviable rural position.

- Delightful Detached Farmhouse
- 2 Reception Rooms
- Delightful Gardens
- Stables, Open Barn, Workshop and Large Storage Shed
- Council Tax Band: E
- 4 Bedrooms
- Kitchen & Pantry
- Approximately 2.34 acres in total
- Off Road Parking & Garage
- Freehold

## Offers In Excess Of £750,000

### SITUATION

The property is located in a delightful rural position on the outskirts of the hamlet of Trehunist, 3.3 miles from the village of Menheniot. The exceptional primary school at Quethiock is only 1.5 miles away. The popular village of Menheniot offers a Post office/general store, primary school, pub and places of worship. There are also local sporting facilities including tennis courts, cricket and football clubs. Menheniot Station lies a mile south of the village, which has links to Plymouth and Truro. Liskeard is located just 7.3 miles to the west and offers a more comprehensive range of shopping, educational and recreational facilities including sports centre, mainline railway station and the A38 trunk road, ensuring that Plymouth and the M5 motorway network at Exeter are readily accessible. The picturesque south Cornish coastline lies 9 miles away.

### DESCRIPTION

This most impressive detached Cornish stone and slated farmhouse offers 4 bedrooms, 2 reception rooms, kitchen with Aga and conventional oven, delightful gardens, stable block, open barn, workshop and a pasture field. In all the property extends to approximately 2.34 acres.





## ACCOMMODATION

An enclosed front porch leads into the entrance hall with doors to the sitting and dining room. The sitting room has an impressive fireplace with a wood burning stove and enjoys an aspect over the front garden and countryside beyond. The dining room boasts further character features with exposed beams, flagstone slate flooring and an inglenook fireplace with a wood burner. From the dining room a door leads to an inner lobby with stairs to the first floor and leads through to the kitchen which comprises a range of base units and drawers, Belfast sink, integrated oven with induction hob, electric Aga, dishwasher and a door into an impressive walk-in pantry. Off the inner lobby is a utility room with slate floor, Belfast sink, storage cupboards and a washing machine, door to the garden and an additional door to the downstairs shower room with a shower, wash hand basin and WC.

The first floor offers 4 bedrooms and a family bathroom comprising shower, roll top bath, wash hand basin, WC and airing cupboard. All of the bedrooms have wooden floors and bedroom 1 has a delightful vaulted ceiling with exposed A-frame beams and built-in wardrobes. Bedroom 2 has a feature fireplace and enjoys views across the valley.

## OUTSIDE

A gravelled driveway leads to the yard which provides ample parking and a garage. There is a stable block with two stables, tack room (currently used as a small stable) and a further store/workshop, open barn and a large storage shed.

A path leads to the property's wonderful gardens which wrap around the house, which is mainly laid to lawn with a range of mature trees, shrubs and flower beds, garden shed, a small patio to the rear provides a private and peaceful spot for outdoor dining.

From the stable block, access leads to the land with a field shelter. The property in all extends to approximately 2.34 acres.

## SERVICES

Main electricity, private water and drainage with a new sewage treatment system. Oil fired central heating. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## AGENTS NOTE

In accordance with the Estate Agents Act 1979, please note that the vendor is employed by Stags.

## DIRECTIONS

From Liskeard head towards Callington along the A390. On entering St Ive, just before Gimblett's Car Garage, turn right signposted Quethiock and continue along the lane for 1 mile then turn left onto Tremaine Road. At the T junction in Quehioc turn left, continue through the village and at the fork in the road turn right to Trehunist, continuing through the village for approx half a mile then turn right at the sign for Coombe, the property will be on your right in approximately 0.2 miles.

## 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		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>43</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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