



D. R. Kivell  
COUNTRY PROPERTY

Treweatha Farm  
Merrymeet, Cornwall





## Treweatha Farm

Merrymeet, Liskeard, Cornwall, PL14 3LS

**Liskeard** 2 miles · **Launceston** 17 miles

**Plymouth** 22 miles · **Truro** 40 miles

 5+1 Bedrooms

 2+1 Bathroom

 4+1 Reception Rooms

 46 Acres

 EPC LSTD

Well located 46 acre equestrian and livestock farm in a quiet yet accessible location, 5 bedroom Grade II listed house and a separate 1 bedroom annexe.

Extensive livestock and general purpose buildings, traditional barns with potential, stables and sand school.

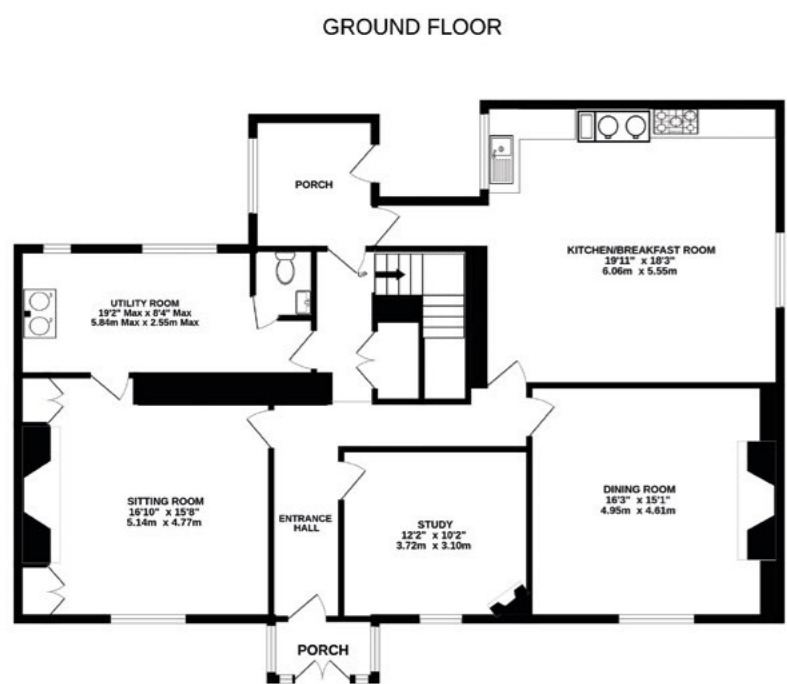


Treweatha Farm occupies a delightful setting amidst undulating, unspoilt countryside 2 miles north east of Liskeard which provides shopping, educational and recreational facilities and main line rail link to London. Launceston is 17 miles to the north, Plymouth is 22 miles south east and Truro is 40 miles south west.

The Farm extends to approximately 46 acres of level or gently sloping grassland which is divided into conveniently sized fields some with good road access.







## The House

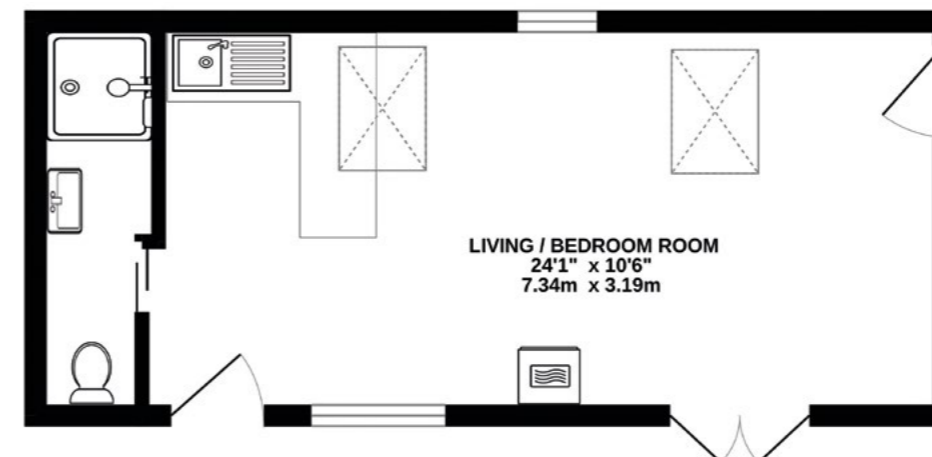
The Grade II listed house dates back to the 18th century and offers comfortable family living accommodation with many original characterful features including flagstone floors, exposed beams, open fireplaces with wood burning stoves, wooden sash and hinged windows, and the modern benefits of oil fired central heating. The accommodation comprises: Entrance porch; granite floor, large entrance hall; study; open fireplace, wood burning stove. Sitting room; slate flagstone floor, beam ceiling, large inglenook fireplace, wood burning stove. Dining room; wooden floor, fireplace, polished granite hearth, wood burning stove. Kitchen / breakfast room; a dual aspect room, original slate flagstone floor, feature slate table on a granite plinth, fitted units, 4 oven AGA, Kenwood 5 ring electric range cooker, built in dishwasher. Rear entrance porch / boot room; exposed 'A' frames, ceiling beams and stable door. Utility room; oil fired Rayburn (currently not in use), cloakroom; Vanity unit, wash basin and w/c. On the first floor: split level landing; built in storage cupboard, master bedroom; built in wardrobes, en-suite Shower room; vanity unit, wash basin, w/c, shower. Bedroom 3; window to the front. Bedroom 4; exposed beams and window to the front, bedroom 5 / dressing room; exposed ceiling beams, window overlooking the yard and the surrounding farmland, family bathroom; under floor heating, tiled floor, roll top slipper bath with ball and claw feet, large walk in shower, wash basin, w/c, wooden panelled and tiled walls. Bedroom 2, inset fireplace, window overlooking the front garden.





### The Lodge

Across the yard from the house is a converted single storey traditional stone built barn providing letting potential / annexe accommodation to the house comprising living room / bedroom, tiled floor wood burning stove, kitchenette and a shower room; wash basin, w/c, shower.



### The Gardens

The gardens at the front of the house are mainly lawned, interspersed with flowerbed borders, specimen shrubs and trees with a patio area which is ideal for alfresco dining and entertaining. A gate leads through to a large side garden with further level lawn interspersed with a variety of shrubs and trees. There is a Hobbit House 3.20m x 3.20m (10'5 x 10'5) opening to 2.04m x 1.85m (6'8 x 6'), which is a Scandinavian style indoor barbeque, wooden bench seating for 12 people, storage / pre area, power connected and outside is wood fired 8 person hot tub (both available by separate negotiation) arranged around a gravelled patio area ideal for alfresco dining and entertaining with views to Caradon Hill. There is an enclosed vegetable garden with an aluminium framed greenhouse 3.80m x 3.00m (12'5 x 9'10) . Two lean to storage buildings and a gardener's WC on the side of the house.





## The Land

The land extends to approximately 43 acres of predominantly level or gently sloping grassland in 8 easily managed fields enclosed within traditional Cornish bank hedging and stock proof fencing.

## The Buildings

A complex of traditional stone barns with potential and modern livestock/general purpose buildings with class Q potential arranged around concreted yards.

**Stone barn/Garage:** 9.90m x 4.14m (32'6 x 13'7)

Mezzanine floor: 4.20m x 3.45m (13'9 x 11'3)

**Traditional Barn:** 11.68m x 4.60m (38'4 x 15'1)

Grade II listed 2 storey stone barn on the ground floor divided into four room sections and on the first floor, access by an external stone and slate staircase is a single room currently used as a gym and games room with a vaulted ceiling and exposed 'A' frame beams.

Ground floor: stable loose boxes, dog kennels and tack room. Attached to the end of the barn is a further **Traditional Barn:** 5.5m x 4.75m (18'1 x 15'7) with a further attached **Round House Barn** 7.20m x 7.10m (23'7 x 23'4) single storey with a vaulted roof and exposed 'A' frame beams with potential.

**Stables:** 22.5m x 5.70m (73'10 x 18'8)

Divided into 5 loose boxes

**Tack Room / Feedstore:** 6.90m x 3.15m (22'8 x 10'4)

**Stables:** 15m x 5.90m (49'3 x 19'4)

Divided into 3 loose boxes

**Livestock / general purpose Atcost building:** 18.65m x 13.40m (61'2 x 44'0)

**Adjoining lean to workshop / store:** 18.64m x 6.36m (61'2 x 20'10)

**Livestock / general purpose Atcost building:** 18.65m x 13.37m (61'2 x 43'10)

**Lean to livestock loose housing and cubical building:** 16.90m x 9.50m (55'5 x 31'2)

**Silage clamp / general purpose Atcost building:** 18m x 13m (59'1 x 42'8)

**Lean to livestock losing housing and cubical building:** 17.94m x 10.90m (58'10 x 35'9)



**Livestock / general purpose Atcost building:** 18m x 13.40m (59'1 x 44'0)

Turn out yard and handling pen to the front

**General purpose / livestock building:** 13.75m x 10.20m (45'1 x 33'6)

Turnout yard

**Adjoining barn:** 11.70m x 4.20m (38'5 x 13'9)

**Single storey traditional barn**

Divided into 3 loose boxes.

**General purpose / Atcost building:** 36.60m x 13.25m (120'1 x 43'6)

**Livestock / cubicle Atcost building:** 23.70m x 13.25m (77'9 x 43'6)

**Adjoining cubicle building:** 13.65m x 7m (44'9 x 23'0)

**Livestock / general purpose building:** 23m x 13.6m (75'6 x 44'7)

**Sand School:** 40m x 19m (131'3 x 62'4)

enclosed within post and rail fencing



## Services

<b>Water</b>	Borehole
<b>Electricity</b>	Mains
<b>Drainage</b>	Private septic tank for the house & The Lodge
<b>Telephone &amp; Broadband</b>	BT connection with fibre to the property (FTTP) <a href="http://checker.ofcom.org.uk">checker.ofcom.org.uk</a>
<b>Mobile Signal</b>	<a href="http://checker.ofcom.org.uk">checker.ofcom.org.uk</a>
<b>Heating</b>	<b>House</b> Oil fired central heating and woodburning stoves. <b>The Lodge</b> Woodburning stove
<b>Renewable Energy</b>	20kw photovoltaic array of 50 panels on the general purpose building roof. 10kw storage battery. Feed In Tariff
<b>Council Tax Band</b>	C
<b>EPC</b>	LSTD

## Tenure

The property is offered for sale freehold with vacant possession on completion.

## Local Authority

**Cornwall County Council**, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

## Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.





### What3words Location Finder

directive.prance.stowing

### Directions

From the A30 at Launceston take the exit and take the A388 to Callington. Proceed through Callington towards Saltash. At the roundabout join the A390 towards Liskeard, proceed to the next roundabout and take the 1st exit. Continue on this road, passing through St. Ive for approximately 5.5 miles to Butterdon Mill, just on going up the hill take the first turning left, proceed for about a quarter of mile and the entrance to Treweatha Farm is on your left.

### Agent's Notes

The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be whether mentioned in these general remarks and stipulations or particulars of sale or not. All figures, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.







DRK

Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock, Devon PL19 0NW  
121 Park Lane, Mayfair, London W1K 7AG

