



D. R. Kivell  
COUNTRY PROPERTY

Killigorrick Farmhouse,  
Duloe, Cornwall



## Down Croft,

Lamerton, Tavistock, Devon, PL19 8SD

Liskeard 4 miles · Looe 6 miles · Saltash 18 miles · Plymouth 24 miles

 3 Bedrooms  2 Reception Rooms  EPC E39  12.58 Acres

Superb equestrian 12.58 acre smallholding, excellent outriding, easily accessible location in sought-after southeast Cornwall. Outstanding, character 3 bedroom house, American barn stables, machinery/fodder store, sand school, 11 acre level paddocks. Far reaching countryside views.

Killigorrick Farmhouse is situated in the rural parish of Duloe, there is excellent outriding from the property on country lanes and hacking in Deer Park Forest with miles of tracks to explore. Dobwalls village is 2.5 miles southeast offering a Spar shop & Post office, public house and access to the A38. The popular coastal town of Looe is 6 miles to the south, offering a range of shops, sandy beaches and access to the Southwest Coastal Path. Killigorrick has excellent travel links, the A38 is 3 miles, Liskeard is 4 miles to the northeast and has a mainline train station to London. Liskeard offers a range of facilities with shops, supermarkets, health, educational and recreational facilities. Saltash is 18 miles to the east and Plymouth is 24 miles to the southeast offers a comprehensive range of shopping, leisure facilities and cross channel ferry services.

This most appealing, character farmhouse is presented to a very high standard, complemented by contemporary and luxurious fittings, set in 12.58 acres of gardens, paddocks, stables and sand school. The Accommodation benefits from oil fired central heating, wood burning stove, and timber framed double glazed windows. Front door opens to the Kitchen / Dining / Sitting Room; slate flagstone floors throughout, a quadruple aspect room with windows to the front and rear and either side. The Kitchen Area; Inglenook style fireplace, Everhot electric range cooker, base units to either side and a recessed American style Fridge / Freezer. Central island, inset Butler's sink, pan drawers, cupboards and breakfast bar seating four. Dining Area; Inglenook fireplace, Sitting Area; stone and granite fireplace, woodburning stove on a slate hearth, window to the front enjoying views over the garden and land. Inner Hall; Slate flagstone floor, staircase rises to the first floor. Utility Room; Fitted full height cupboards, Butler's sink, cupboard below, marble worksurface, space for washing machine. Cloakroom; w/c. Garden Room; A triple aspect room, uPVC double glazed windows and doors enjoying views over the gardens and land beyond. On the First Floor; Large landing and seating area, dual aspect with windows to the front and side (potential to create a fourth bedroom), Mezzanine Storage Area; accessed from the landing. Master Bedroom; Windows to the rear overlooking the garden and land, En suite; Bath with shower over, w/c, wash basin and bidet. Bedroom 2; Window to the front, built in wardrobes. Bedroom 3; Dual aspect room with windows to the front and side. Shower Room; large shower enclosure, wash basin and w/c.

## Outside

From the parking area at the side of the house a paved path opens into the enclosed front garden with two lawned area and terrace shrubs beds, the path continues to the side of the house, opening to a lawned garden and paved patio ideal for alfresco dining and entertaining, a gated entrance opens to the rear large lawned garden, interspersed with a variety of specimen shrubs and trees. At the side of the conservatory is a timber decked seating area with fixed wooden seat benches ideal for alfresco dining and entertaining whilst enjoying views over the land.

## The Land

The land extends to approximately 11 acres enclosed within traditional Cornish bank hedging and is internally divided into 10 easily managed paddocks, within post and rail fencing with a combination of horse wire and stockproof fencing. Water is connected to the majority of the paddocks.

## Sand School: 5m x 40m (82'0" x 131' 2")

Silica sand and fibre surface enclosed within wooden post and rail fencing.

## The Stables

### Stable Building: 10m x 19m (32'9" x 62'4")

American Barn Style Stabling comprising of; 4 Monarch Elizabethan Range 14' x 14' boxes and three 12' x 12' Chervel Liberta Boxes benefiting from a separate electricity supply, Wi-Fi connection, horse watch cameras, a tack and storage area.

## Building

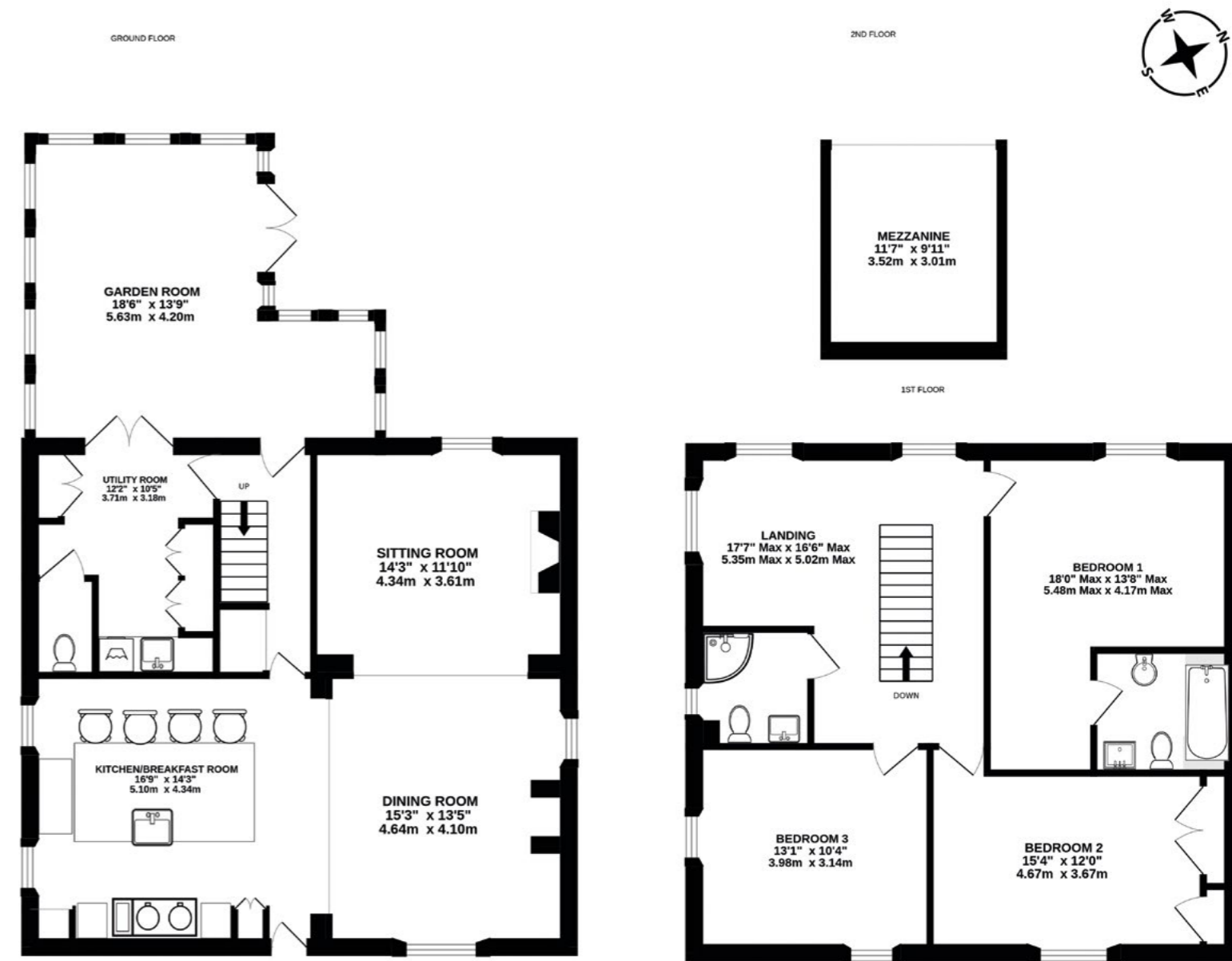
### Livestock / General Purpose Building: 13.75m x 10.15m (45'1" x 33'3")

Open fronted in 3 bays

## Stable Yard

The buildings are arranged around a large hardcore yard, with ample space for horse box / lorry, machinery and potential for a further building.





Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



## Services

<b>Water</b>	Borehole shared with neighbouring barn complex and pay 25% share of costs
<b>Drainage</b>	Private septic tank
<b>Electricity</b>	Mains
<b>Heating</b>	Oil fired central heating & Woodburning stove
<b>Telephone &amp; Broadband</b>	Open reach connection. Internet Wildanet checker.ofcom.org.uk/ checker.ofcom.org.uk
<b>Mobile Availability</b>	
<b>Council Tax Band</b>	E
<b>EPC</b>	E39
<b>Construction</b>	Stone
<b>Planning</b>	Consent has been granted for a substantial two storey extension. Planning No. PA22/07646

## Local Authority

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

## Tenure

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

## Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.  
All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden as livestock are present.

## What3words Location Finder

uncle.beyond.parkland

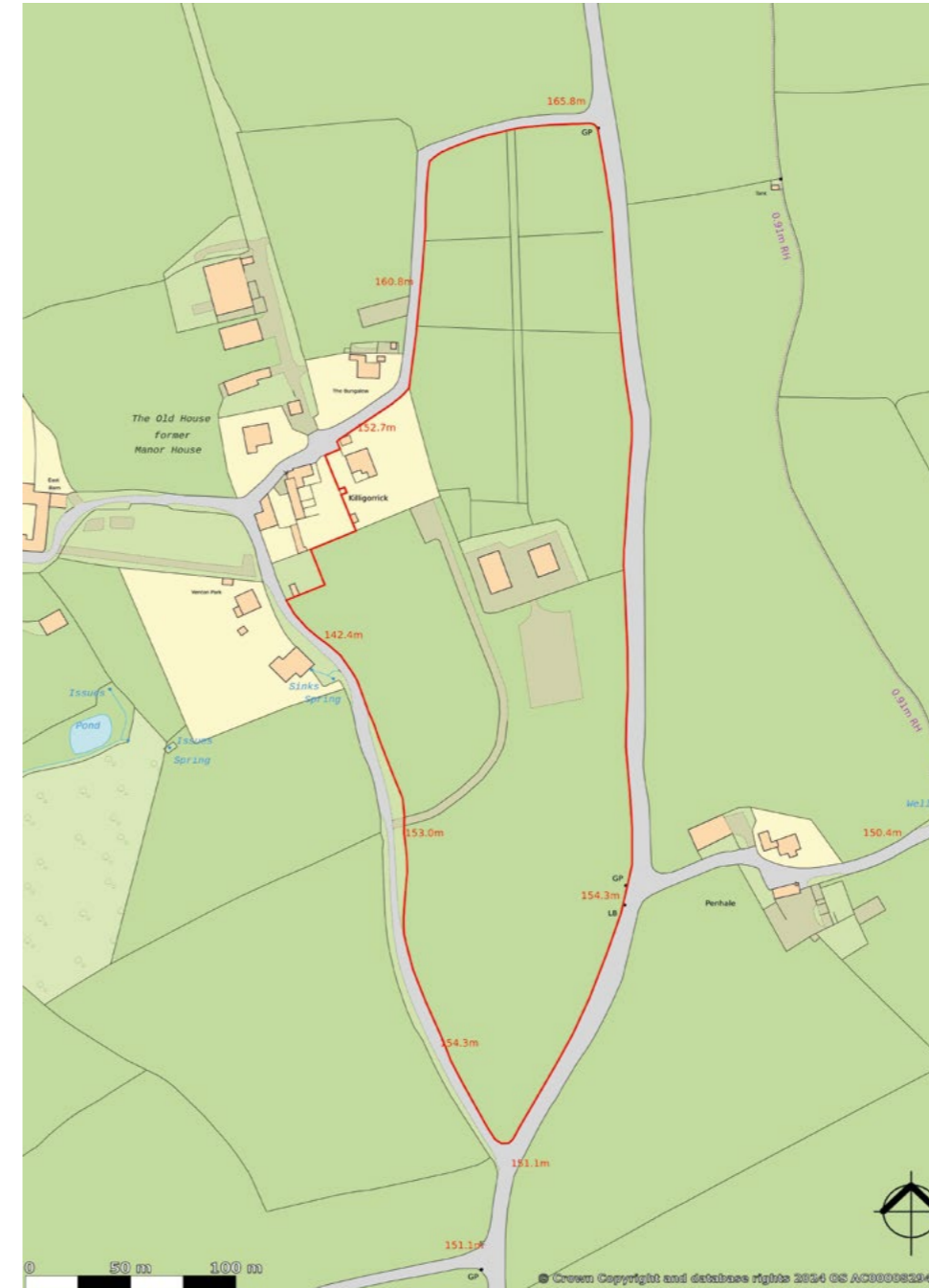
## Directions

From the A38, Dobwalls Bypass, at the roundabout take the first exit, proceed through Dobwalls to the double roundabouts and take the exit towards Duloe / St Keyne. Continue for approximately 2.5 miles then turn right, proceed for approximately 100 yards, the entrance drive to Killigorrick Farmhouse is on the right.

## Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. 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. There are numerous power points throughout the property although not individually listed. All figures, measurements, 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. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



DRK



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