



D. R. Kivell  
COUNTRY PROPERTY

East Trevelmond Farm  
Trevelmond, Cornwall





# East Trevelmond Farm

Trevelmond, Liskeard, Cornwall, PL14 4LY

**Liskeard** 3.5 miles · **Looe** 8 miles · **Saltash** 18 miles · **Plymouth** 24 miles

 3+3 Bedrooms

 5+1 Reception Rooms

 89 Acres

 EPC D58 / D57

89 acre equestrian / livestock farm, charming 3 bedroom house, 3 bedroom barn conversion holiday/annex in private grounds. 10 American barn Monarch Stables, indoor arena, outdoor school, buildings. Far reaching views. Available with less land.

East Trevelmond Farm is a haven of tranquillity, situated just 1/2 mile outside the village of Trevelmond. There is excellent outriding from the property on country lanes and hacking in Deer Park Forest as well as Bodmin Moor. Dobwalls village is 2 miles north offering a Spar shop and Post Office, public house, coffee shop and access to the A38. The popular coastal town of Looe is 8 miles to the south, offering a range of shops, sandy beaches and access to the South West Coastal Path. East Tevelmond has excellent travel links, the A38 is 2.5 miles, Liskeard is 3.5 miles to the northeast 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 south east offers a comprehensive range of shopping, leisure facilities and cross channel ferry services.

## East Trevelmond Farmhouse

This spacious and character, well presented 3 bedroom farmhouse provides comfortable and flexible family living, set in 89 acres of gardens, paddocks, amenity woodland, stable buildings, indoor arena and outdoor school. The accommodation benefits from oil fired central heating and briefly comprises: From the gravelled parking area a path leads around to the side of the house onto the patio and door leads to Entrance Porch; A stable door opening to Kitchen / Dining Room; Extensive wall and base units, Quartz worksurface, inset Neff electric hob, extractor, electric oven, combination microwave oven, warming drawer, dishwasher, matching central island which is on wheels and can be repositioned as required. Pantry; Slate flagstone floor, fitted larder cupboards,



AGA commercial fridge and freezer. French doors lead from the Kitchen / Dining Room to the Sitting Room; Inglenook fireplace, wood burning stove, a triple aspect room with windows to the front and rear and bi-fold doors open onto the patio, beamed ceiling. Back Kitchen; Inglenook fireplace, housing the electric AGA (economy 7 storage core), a dual aspect room with windows to the side and rear. Study; Fireplace, black marble surround and decorative inlay, window overlooking the front garden. Rear Entrance Porch / Boot Room; Tiled floor, Camray oil fired central heating boiler and steps down to the Utility / Shower Room; w/c, wash basin, shower, space for washing machine and tumble dryer. Inner Hall; Slate flagstone floor, door and window to the front overlooking the garden, open fireplace, granite surround and mantel, cast iron inlay. On the First Floor; A split level landing; built-in airing cupboard. Family Bathroom; Freestanding bath, corner shower, wash basin, w/c. Bedroom 3; A double room; Window to the front. Bedroom 2; a double room, built in wardrobes, window to the front, deep sill window seat. Master Bedroom; Fitted mirror fronted wardrobes, Bi-fold doors open to a timber deck balcony enjoying views over the gardens and farmland. En suite; Shower, wash basin, bidet, w/c, tiled floor and walls.

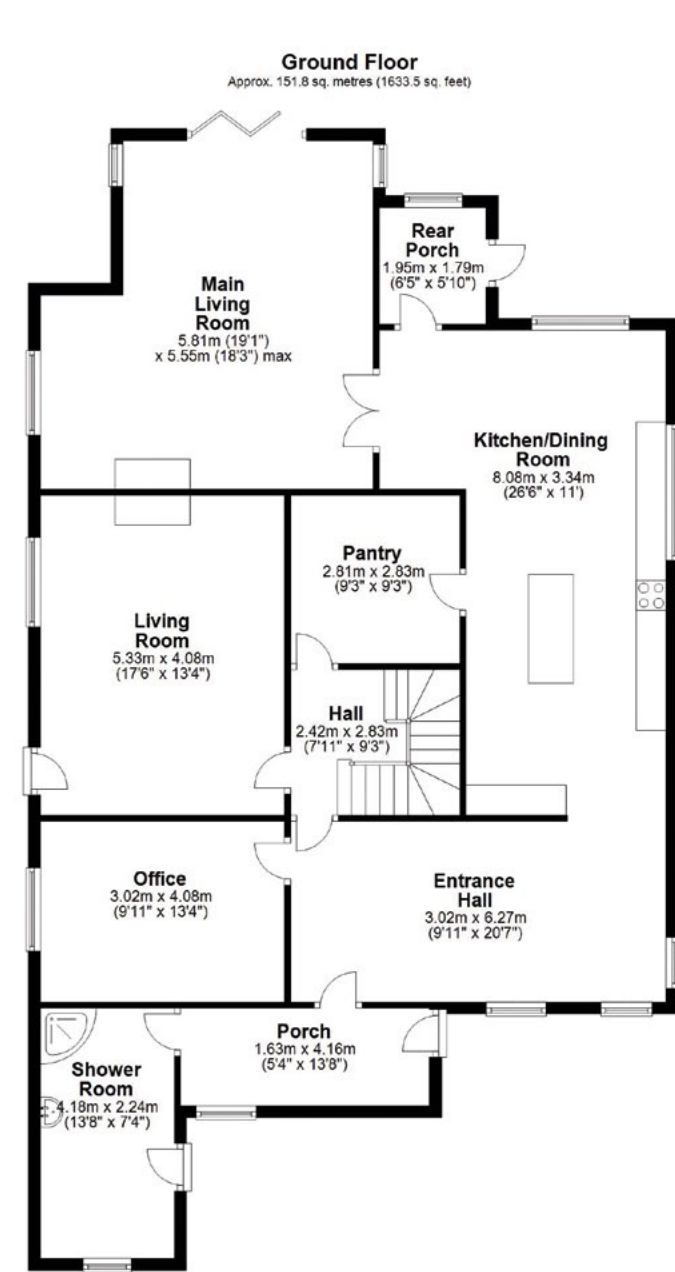
### Outside

From the quiet parish road the entrance lane continues for approximately 30 meters where it branches with the main drive continuing to the house and the other branch leads to the holiday cottage and stable yard and buildings. The lawn gardens which are bordered and interspersed with a variety of specimen shrubs and trees arranged to the front and both sides, a large apple orchard borders the paddocks. At the side of the house and leading from the sitting room is a paved patio ideal alfresco dining and entertaining.

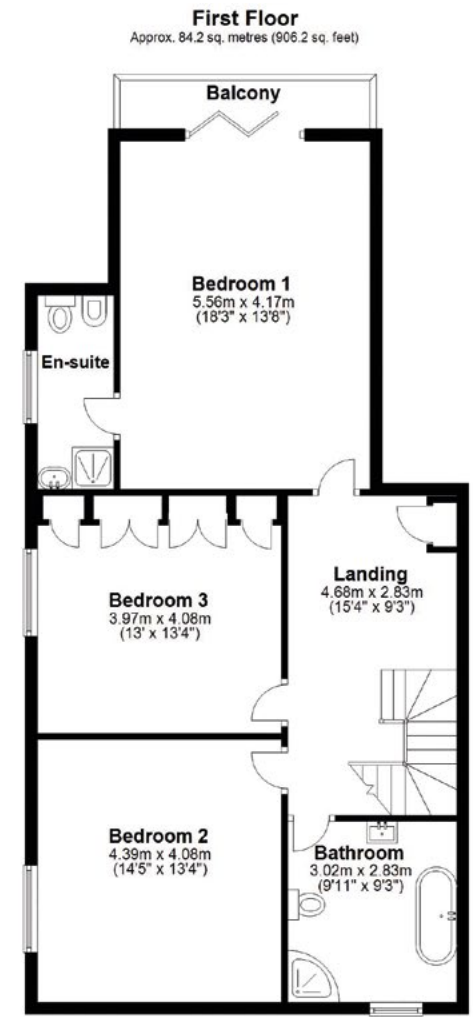




East Trevelmond  
Farmhouse  
Floorplan



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Plan produced using PlanUp.  
**East Trevelmond, Liskeard**





### Cedar Lodge

Cedar Lodge is a character, well presented barn conversion, which provides either an annexe to the house or holiday letting accommodation, which is presented to a very high standard, benefiting oil fired central heating and double glazing. The accommodation briefly comprises; Tiled floors on the ground floor living area. Entrance Hall, Sitting / Kitchen / Dining Room. Twin bi-fold doors opening onto the front terrace, vaulted ceiling with exposed 'A' frames and beams, fitted kitchen with wall and base units, integral dishwasher, oven, microwave, hob with extractor above, stainless steel sink and drainer and wood burning stove in the seating area. Utility Room; Fitted base and wall units, space for fridge, freezer, tumble dryer and washing machine. Boiler / Store Room; Grant oil fired boiler, underfloor heating manifolds and storage area. Bedroom 2: A twin room, window to the side, exposed ceiling beams. Bathroom; Bath, w/c, wash basin, shower, heated towel rail, fully tiled wall and floors. Bedroom 3; dual aspect room with windows to the front and side, a twin room. On the First Floor; Galleried landing overlooking the sitting room. Master Bedroom; dual aspect room with windows to either side. En suite shower room; Shower, wash basin, w/c, heated towel rail.

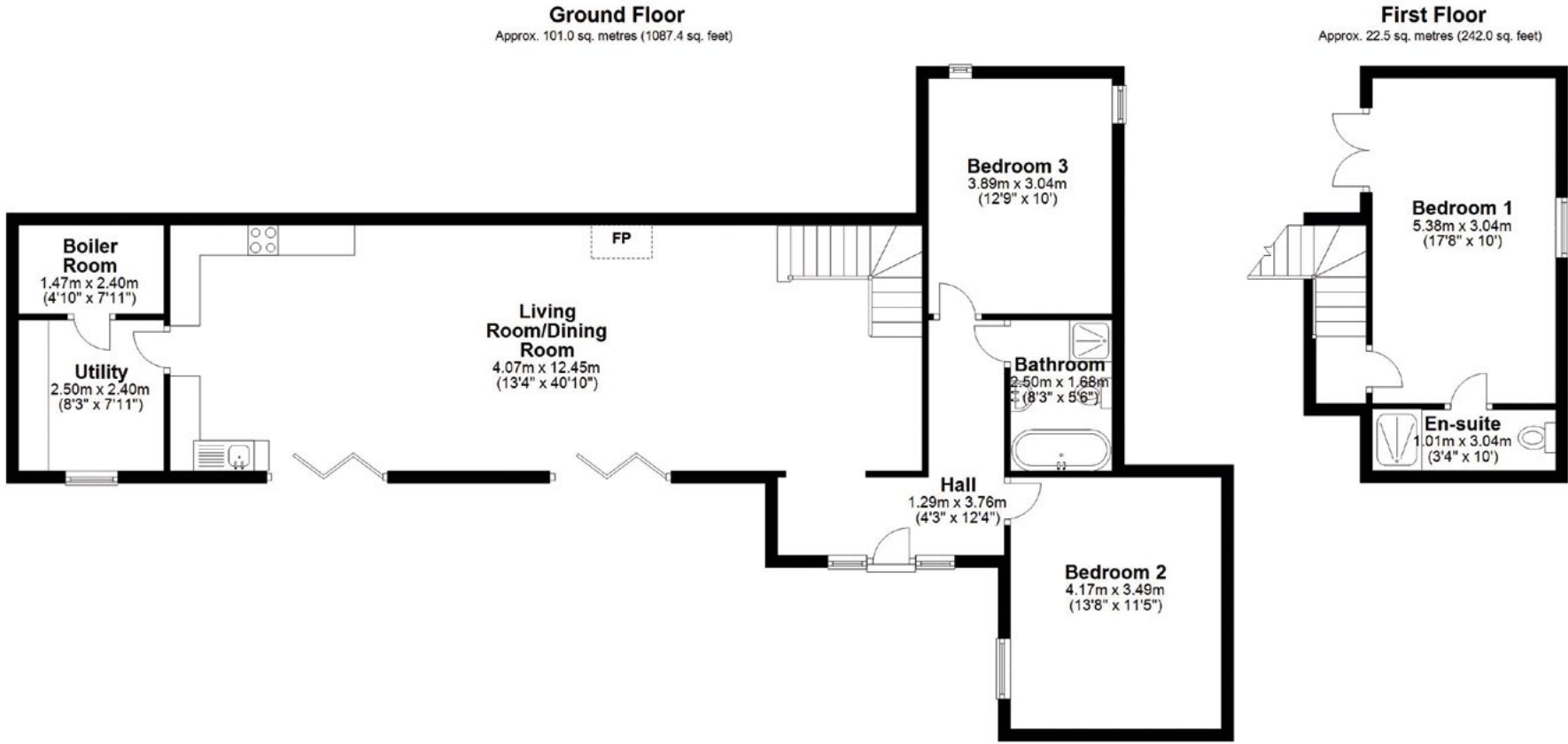
### Outside

From the lane a gravelled entrance drive opens onto a parking area at the front of the barn bordered by a generous lawn garden interspersed with a variety of flowering shrubs and tree. There is a Granite paved patio ideal for alfresco dining, while taking in the far reaching views to Bodmin moor. Along the front of the barn is a granite paved terrace which provides a further seating area with shrub bed borders.





Cedar Lodge  
Floorplan



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Plan produced using PlanUp.

**Cedar Lodge, East Trevelmond, Liskeard**

The Land

The farm extends to approximately 89 acres, the farm comprises 81.32 acres of level or gently sloping land is divided into 13 easily managed level or gently sloping paddocks, enclosed within traditional Cornish bank hedges and stock proof fences. There is also approximately 4.26 acres of amenity woodland in 3 enclosures and 3.63 acres of yards, buildings and gardens.





**Buildings**

- Stable Building:** 23.13m x 20.85m (75'10" x 68'4")  
Internally divided into American Barn Stabling
- 5 Monarch loose boxes:** 6.10m x 4.57m (20' x 15') with external turn out yards.
- Monarch isolation box:** 4.57m x 3.66m (15' x 12')
- Monarch Tack Room:** 4.57m x 4.57m (15' x 15')
- Combination horse solarium and crush
- 4 Monarch loose boxes:** 4.57m x 4.57m (15' x 15')
- Monarch Tack / Rest Room:** 4.57m x 4.57m (15' x 15')
- Feed store area and adjoining
- Fodder / General Purpose Livestock Building:**  
15.20m x 20.87m (49'10" x 68'5")
- Indoor School Building:** 38m x 15m (124'8" x 49'2")
- Fibre and sand surface with floodlighting
- Workshop / Machinery Store:** 14.70m x 6.10m (48'2" x 20'0")
- Former Piggery Barn:** 7.13m x 2.20m (23'4" x 7'2")
- Housing the pressure and filtration kit for the private borehole water supply for the Farmhouse and Holiday Let water supply.





Services

Water

Private water supply from the borehole

Drainage

Septic tank (The Farmhouse & Cedar Lodge)

Electricity

Mains

Heating

Oil fired central heating  
(The Farmhouse & Cedar Lodge)

Telephone &  
Broadband

Openreach connection. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

Wifi

Connection to Cedar Lodge from the Farmhouse

[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Renewables

Photovoltaic panels with a storage battery in the house

Council Tax Band

C

EPC

Farmhouse D58 - Cedar Lodge D57

Fire Regulations

Cedar Lodge is compliant with current fire regulations

Construction

Stone

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

///palms.afterglow.first

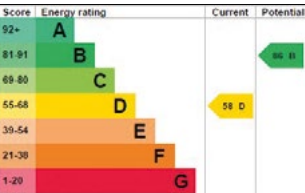
Directions

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 1 mile then on the crossroads turn right, proceed for approximately 1 mile, then the entrance lane to East Trelvelmond is on the left.

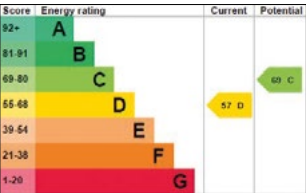
Agent’s Notes

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.

East Trelvelmond Farm



Cedar Lodge







DRK

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