



D. R. Kivell
COUNTRY PROPERTY

Mennabroom
St Neot, Cornwall



Mennabroom, Warleggan, Mount, Cornwall, PL30 4HE

St Neot 2 miles · Bodmin 8.5 miles · Liskeard 11 miles · A38 and A30 4 miles

 3 +1+2+3 Bedrooms  4+1+1+1 Reception Rooms  3+1+1+2 Bathrooms

 15.50 Acres  EPC D65/D60/D55/D65

Quietly located country estate in the heart of the picturesque Cornish countryside. Grade II listed house, 3 popular holiday letting cottages and a Bed & Breakfast business. Extensive lawned and landscaped gardens. 15.5 acres of pasture paddocks, amenity woodland, ponds and river.

Mennabroom is located on the southern edge of Bodmin Moor, 2 miles to the north of St Neot Village and 17 miles southwest of Launceston. Liskeard is 11 miles to the southeast and Truro is 37 miles to the southwest. and Launceston. Mennabroom is situated in an excellent location being equal distance from both the north and south Cornish coasts. Bodmin Moor splits the north and south coasts and is home to the county's highest peaks, providing picturesque open spaces for those in search of the great outdoors with its mile-upon-mile of spectacular walks, cycling and horse riding.

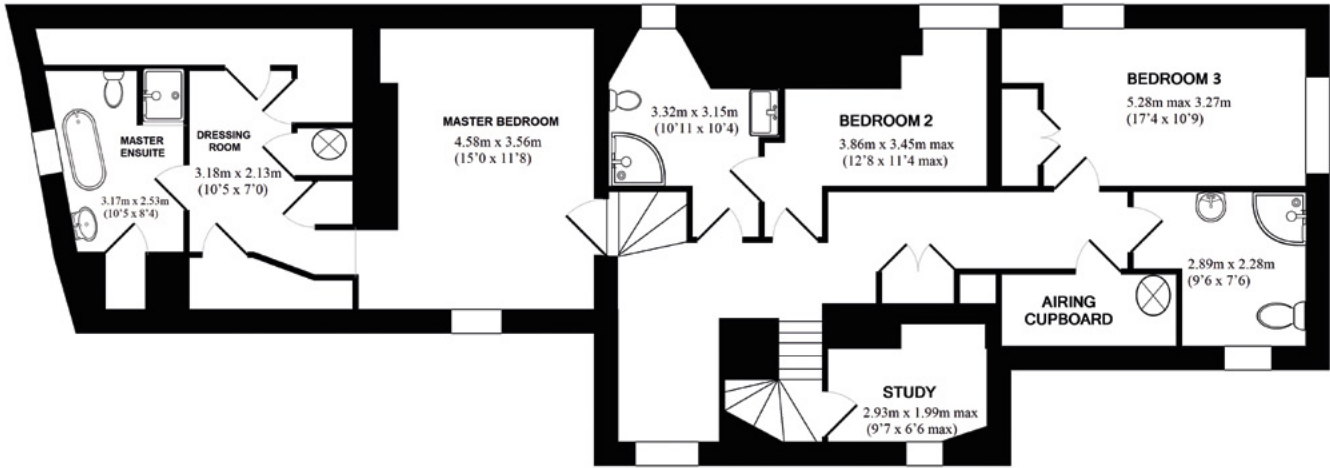
Mennabroom has a charming and characterful Grade II listed family home dating from the 13th Century and believed to be the oldest inhabited dwelling in the area. Extensive renovations have been undertaken in recent years including re-roofing the farmhouse with reclaimed Delabole slate, installation of air source heat pumps central heating, custom-built American white oak kitchen furniture, bathroom suites and a solar PV array. The accommodation briefly comprises: entrance hall, sitting room and large drawing room with wood burning stoves, dining room, farmhouse kitchen with oil fired Aga and utility boot room. On the first floor master suite with dressing room and en-suite bathroom, 2 further en-suite double bedrooms and a nursery/study. Three 17th Century converted barns provide popular, 4 star self-catering holiday cottages and a separate studio/office reception, cloak room and laundry room offers an ideal work-from-home opportunity. A modern general purpose building offers storage and housing for livestock and potential for American Barn style stabling. A particular feature of the property are the beautiful grounds extending in all to approximately 15.5 acres (6.27 ha), of gardens and woodland, complemented by productive pastureland which provides grazing for livestock or horses. Running along the valley bottom is an area of deciduous amenity woodland which is intersected by the River Dewey, providing a natural conservation area and wildlife haven, together with delightful walks.

The Holiday Cottages

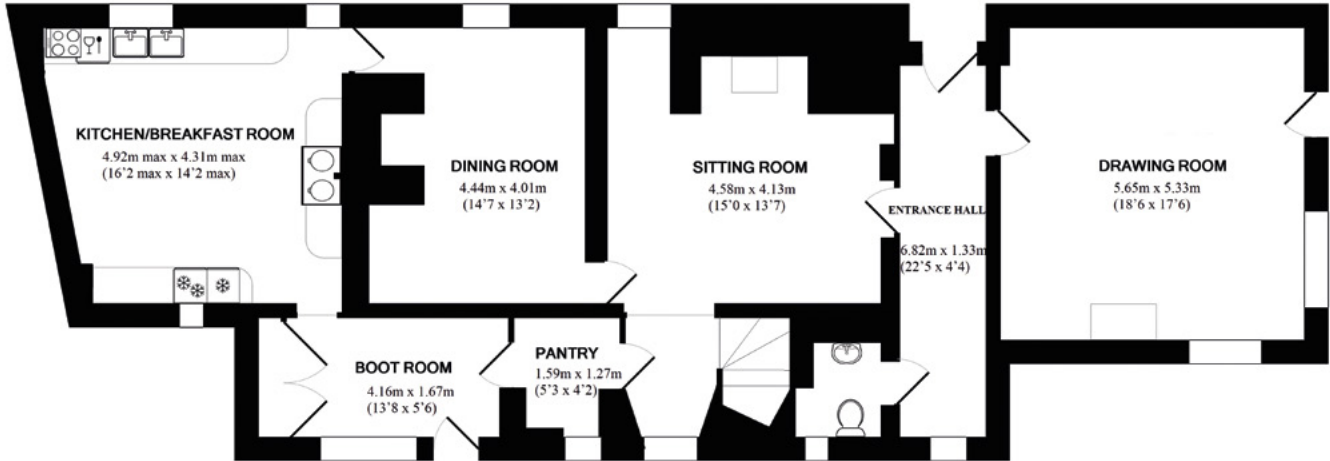
There are three well-presented converted barns arranged around the rear courtyard, which provide popular, spacious and well equipped holiday letting cottages: **The Byre** – Sleeps 2, **The Shippon** – Sleeps 4, **The Tallett** – Sleeps 6



Mennabroom House



1ST FLOOR

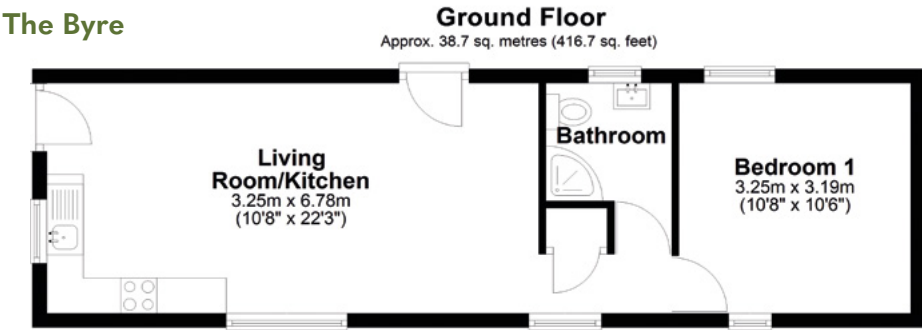


GROUND FLOOR

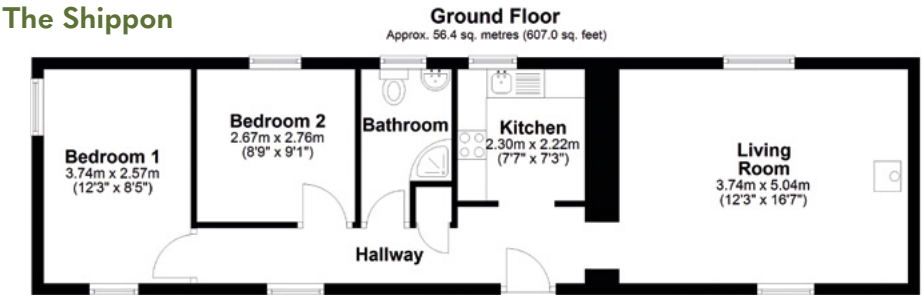
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©



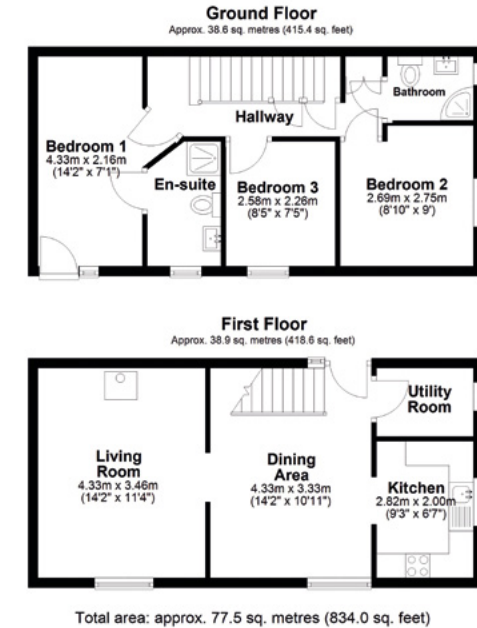
The Byre



The Shippon



The Tallet



Outside

An attractive driveway leads through the land to a large parking and turning area beyond the farmhouse. A further drive spurs off the main driveway and provides separate access to the holiday cottages and parking area. Lying to the east of the main house is a garden with a large patio, Stone steps lead to a large lawned area with mature beech and sycamore trees, flowerbed borders with a variety of flowering shrubs. There is a further winter garden with a variety of ornamental trees and flowering shrubs.

To the south of the drive is a south-facing lawned / small orchard, and to the rear are raised flowerbeds within natural stone walls.

Separate Studio/Office: 5.03 m x 2.36m (16'6 x 7'9)

Of stone and slate construction with exposed ceiling beams, fitted bookshelves, central heating radiator. Cloakroom: WC and wash basin.

Laundry Room: 5.03m x 2.36m (8'3 x 7'3)

Separate Garage: 9.14m x 5.33m (30'0 x 17'6)

Storage Shed/Machinery Store: 4.50m x 3.66m (14'9 x 12'0)

General Purpose Building: 11.58m x 8.23m (38'0 x 27'0)

Divided into four storage pens. Corrugated sheet roof, sliding entrance door, concrete floor, power and light connected.

Stock Pen: 3.58m x 3.43m (11'9 x 11'3)

Feed Store: 3.66m x 2.90m (12'0 x 9'6)

Animal Shelter: 3.66m x 3.66m (12'0 x 12'0)

The Land

In total, the property extends to approximately 15.5 acres (6.27 ha) of gardens, pasture paddocks and amenity woodland.

To the north of the property, leading off the driveway for the cottages, there is a fenced poultry enclosure with adjoining large kitchen garden, soft fruit cage, aluminium-framed Greenhouse and a large Poly Tunnel frame.

On the approach to the house and cottages, the drive crosses a stream which has a small waterfall and 2 wildlife ponds. To the south side of the farmhouse, running up the valley to the west, is a delightful area of deciduous woodland intersected by the River Dewey which attracts a wide variety of wildlife and offers tranquil walks. There is a public footpath and bridal way across some of the property.

Tenure

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

Services

Water – Private

Drainage – Private

Electricity – Mains

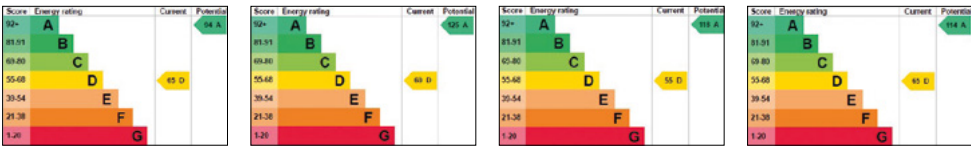
Renewable Energy - Solar PV Array

Heating – Air Source Heat Pump & wood burners

Telephone & Broadband – Openreach connection

Council Tax Band - E

EPC - House D65 - The Byre D60 - Shippon D55 - Tallett D65



Pubic Rights of Way

A public footpath crosses the land

Viewing Arrangements

Strictly by appointment with D R Kivell & Partners. Tel: 01822 810810.

Directions

Taking the A30 towards Bodmin from the east, turn left at the Colliford Lake, Warleggan, Mount and St Neot turning. Follow the road for approximately 2.8 miles, passing Colliford Lake on the left hand side. Continue for approximately 3 miles, crossing over 4 cattle grids, (do not turn off right to Warleggan – you will see the sign for Mennabroom at this point). Just before the 5th cattle grid, fork right signed Mennabroom Farm and Cottages and after approximately 75 yards, turn right at the Mennabroom sign. Continue over the cattle grid and follow the drive to the farmhouse.



Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used in 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.





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