

An aerial photograph of a rural property in Cornwall. The scene features three stone buildings with slate roofs. One building on the left has solar panels installed on its roof. A large, open green field occupies the upper half of the image, bordered by a line of trees. A paved driveway curves through the property, connecting the buildings and the field. In the background, a small town is visible on a hill under a blue sky with scattered clouds.

D. R. Kivell
COUNTRY PROPERTY

Lower Pencubitt
Liskeard, Cornwall



Lower Pencubitt

Lamellion, Liskeard, Cornwall, PL14 4JT

Liskeard 1 Mile

Looe 8 Miles

Plymouth 22 Miles



3+2+2 Bedrooms



3+1+1 Reception Rooms



2+1+2 Bathrooms



EPC D57/E52/E51



1.4 Acres

Well-presented character 3 bedroom barn conversion and 2 popular holiday letting cottages. Indoor heated swimming pool and garage/store. 1.4 acres of lawned & landscaped gardens. Easy access to Liskeard & train Station.

Liskeard is 1 mile to the northeast which has a mainline train station to London, a range of facilities including individual shops, supermarkets, health, educational and recreational facilities. Plymouth is 22 miles to the southeast offering a comprehensive range of shopping, leisure facilities, schools, university and cross channel ferry services. The South Cornish Coast is 8 miles to the south providing access to sandy beaches, traditional fishing villages and the South West Coastal Path.



Lower Pencubitt is a versatile and well-presented rural property in a private setting with over an acre of lawned and landscaped gardens. This most impressive property offers a character 3 bedroom barn conversion, two 2 bedroom holiday letting cottages providing a good income, and an indoor heated swimming pool.

Lower Pencubitt Barn

Lower Pencubitt Barn is very well presented with character and modern contemporary features including slate flagstone and tiled floors, beamed ceilings, large fireplace, double glazed windows and oil fired central heating. The accommodation comprises:- Entrance Hall; 'L' shaped with beamed ceiling, slate flagstone floor, fitted wall and base units, space and plumbing for washing machine, and door leading to rear garden. Study / Cloakroom and Store; interconnecting door to Little Barn, beamed ceiling, window to the front. Cloakroom; vanity unit, bespoke wash basin, w/c and heated towel rail. Former Shower room / Store. Kitchen / Breakfast Room; a dual aspect room with windows to the front and rear, fitted wall and base units under black granite worksurfaces, matching breakfast bar, Stoves Richmond Deluxe range cooker with five ring induction hob, integrated Neff dishwasher, tiled floor,. Sitting / Dining Room; large cut stone and granite fireplace, Wood Warm woodburning stove, three windows overlooking the rear garden and door to the side. Staircase to the first floor. Dining Room / Study; beamed ceiling, window to the front. On the First Floor; Landing; window to the front overlooking the garden. Bedroom 1; exposed ceiling beams window to the rear garden, built in storage cupboard. En suite; shower enclosure, w/c, wash basin, heated towel rail. Bedroom 2; window the rear garden, door to the Jack & Jill bathroom. Bedroom 3 / Dressing Room with window to the front and door to the Jack & Jill bathroom; w/c, wash basin, bath with shower over, heated towel rail.



Little Barn (Sleeps 4)

Little Barn is a well presented popular holiday letting cottage. The accommodation benefits from wooden and uPVC effect double glazing and oil fired central heating, comprising:- Sitting Room; tiled floor, woodburning stove on a granite hearth. Stairs to the first floor, kitchen / dining room; Fitted wall and base units under granite effect roll top worksurface, stainless steel sink and drainer, free standing electric cooker with extractor hood above. On the first floor: Bedroom 1; vaulted ceiling with exposed 'A' framed beams and Velux window. Bathroom; bath with shower over, wash basin, w/c, built in airing cupboard. Bedroom 2; vaulted ceiling with exposed 'A' frame beams, Velux and gable end window.

Bramble Cottage (Sleeps 4)

Bramble Cottage is a well-appointed 2 bedroom holiday letting barn benefitting from double glazed windows and an oil fired central heating, briefly comprising Kitchen / Dining Room; a dual aspect room with windows to the front and rear, tiled floor, beamed ceiling, fitted wall and base units, Beech effect worksurfaces, stainless steel Belling electric range cooker with induction hob with matching extractor hood above, integral dishwasher and washing machine. Sitting Room; Large cut stone fireplace Villager woodburning stove, beamed ceiling, window and French Door to the front opening onto the paved patio terrace ideal for alfresco dining and entertaining. Inner Hall. Bedroom 2; a double / twin room, beamed ceiling and window to the front overlooking the garden. Bathroom; Bath with shower over, wash basin, w/c, heated towel rail. Bedroom 1; a double room, windows overlooking the garden, beamed ceiling, built in storage cupboard. En suite; shower enclosure, vanity unit, wash basin, w/c, heated towel rail and fully tiled walls and floor.





Swimming Pool Barn

The stone built pool house extends to 14.10m x 6.20m (46'10 x 20'4) benefiting from oil fired central heating, dehumidifier system, heated swimming pool with thermal pull over cover, hot tub, changing /shower room; 2.57m x 2.29m (8'5 x 7'6) and a separate w/c.

Garage /Store

8.20m x 6.40m (26'10 x 20'11)

Vehicle and pedestrian access doors, power, water and drainage connected. Potential for conversion.

Outside

The property is accessed over a private drive and extends to approximately 1.4 acres which is divided into various landscaped garden areas and has a variety of mature shrubs and trees, lawns, and patio seating around the main barn and cottages. There is the potential to divide off 0.75 of an acre for a livestock / pony paddock.

Services & Information

- Water – Mains
- Drainage – Private Septic tanks (House, Little Barn, swimming pool and garage. Separate tank for Bramble Barn)
- Electricity – Mains
- Heating – House, Little Barn and Bramble Cottage - Oil Fired Central Heating / Wood burners
- Swimming pool – Oil Fired Boiler
- Heating in the Swimming pool changing room and w/c – Electric & Solar
- Telephone & Broadband – FTTP (fibre to the property) [checker.ofcom.org.uk/](#)
- Bramble Cottage – FTTP broadband.
- Mobile Availability – [checker.ofcom.org.uk](#)
- Council Tax Currently Band – E/ Bramble Cottage & Little Barn Small business rates relief
- Renewables – Solar PV panels on the pool house roof. Battery storage & smart export payment
- Restrictions - Little Barn and Bramble Cottage holiday consent only
- EPC – Lower Pencubitt Barn E51/ Bramble Cottage D57 / Little Barn E52
- Construction – Stone

Local Authority
Cornwall Council, Country Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234 100

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

Viewing Arrangements
All Viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From Liskeard town centre, take the road to Duloe / The Train Station, proceed for approximately 0.75 mile, then turn right towards lamellon. Continue for approximately 0.25 mile and the entrance to Lower Pencubitt is on the right.

What3words Location Finder
[///orbited.wardrobe.internet](#)

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		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





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