



The Stables Little Trethew

Horningtops, Liskeard, PL14 3PZ

£795,000



An incredible opportunity to acquire this fabulous converted barn approaching 3.5 thousand square feet. Contemporary designed accommodation which is arranged over 3 storeys briefly comprising a generous living room, kitchen/family room, large separate utility with plant room, downstairs cloakroom/wc & a study/optional 5th bedroom. The upper floors host the bedrooms which include a top floor master suite with bedroom, dressing room, study area & bathroom. In addition there is a family bathroom & a secondary ensuite shower room. Externally within the grounds is a large detached barn suitable for conversion subject to necessary consent. The property sits within approximately 5 acres with a long gravel driveway and plentiful off-road parking. The property has a ground source heat pump, under floor heating throughout, bore hole with water filtration system & private drainage. The Stables is being sold with no onward chain.



LITTLE TRETHEW, LISKEARD, PL14 3PZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'11 x 8'1 (4.24m x 2.46m)

Doors providing access to the ground floor accommodation. Hard wood glazed staircase ascending to the first floor. Inset ceiling spotlights. Slate floor.

LIVING ROOM 29'6 x 15'2 (8.99m x 4.62m)

A superb open-plan reception room with hard wood flooring throughout. Circular wood burner stove set onto a matching circular slate hearth. Windows with deep slate sills. French windows to the side.

KITCHEN/FAMILY ROOM 21'9 x 15'6 (6.63m x 4.72m)

A generous open-plan room with slate flooring throughout. Ample space for dining or seating. Range of kitchen cabinets including large pan drawers. Composite stone work surfaces. Stainless-steel one-&a-half bowl sink unit with a mixer tap. Built-in double Neff oven together with a microwave and a warming drawer. Neff induction hob. 2 integral fridges and freezers. Dishwasher. Pull-out bin storage. Breakfast bar with pendant lights above. Additional inset ceiling spotlights. French windows to the rear elevation opening to outside.

UTILITY ROOM 24'5 x 8'8 (7.44m x 2.64m)

Matching range of base and wall-mounted storage cabinets with work surfaces and glass splash-backs. Stainless-steel single drainer sink unit. Space for tumble dryer and washing machine. Space for an American-style fridge freezer. Feature vaulted ceiling with double-glazed Velux windows. Slate floor throughout. Window with views towards the barn. Stable door.

STUDY/OPTIONAL 5TH BEDROOM 11'8 x 9'5 (3.56m x 2.87m)

Dual aspect with deep slate sills. Vaulted ceiling with inset ceiling spotlights. Hard wood flooring.

DOWNSTAIRS CLOAKROOM/WC 5'8 x 3'2 (1.73m x 0.97m)

Fitted with a wc, basin with cabinet beneath and a glass splash-back. Slate floor. Window with deep slate sill.

PLANT ROOM 9'4 x 6'5 (2.84m x 1.96m)

Consumer unit. Ground-source heat pump. Water tank. Water filtration system. Rain water harvester system. Centralised vacuum system. 3-phase electric supply. Under floor heating manifold. Slate floor.

FIRST FLOOR LANDING

Providing a spacious approach to the first floor accommodation. Full-height window. Inset ceiling spotlights. Staircase ascending to the top floor with a half-landing with further window with deep sill/window seat.

BEDROOM TWO 15'5 x 14'2 to wardrobe rear (4.70m x 4.32m to wardrobe rear)

Recess with wardrobe. Window with deep slate sill to the side elevation. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'7 x 6'2 (2.31m x 1.88m)

Double-sized enclosed shower with wall-mounted controls, wc with concealed cistern and push button flush and wall-mounted basin. Bathroom cabinet. Fully-tiled walls. Fully-tiled floor.

BEDROOM THREE 15'7 to wardrobe rear x 11'3 (4.75m to wardrobe rear x 3.43m)

Recessed wardrobe. Window with deep slate sill to the side elevation. Inset ceiling spotlights.

BEDROOM FOUR 11'5 x 10'1 (3.48m x 3.07m)

Window with deep slate sill. Inset ceiling spotlights.

FAMILY BATHROOM 11'4 x 8'8 (3.45m x 2.64m)

Comprising a bath with a tiled surround, separate double-sized shower enclosure with a large rain shower head with wall-mounted controls, wc with concealed cistern and push button flush and a wall-mounted basin with mirrored bathroom cabinet above. Window.

AIRING CUPBOARD 4'9 x 6'2 (1.45m x 1.88m)

Under floor heating manifold. Inset ceiling spotlighting.

TOP FLOOR LANDING

A galleried landing with hard wood and glass balustrade. Feature vaulted ceiling throughout. Open-plan access from the landing into the dressing room.

DRESSING ROOM 15' x 6'7 (4.57m x 2.01m)

Fitted with shelving and hanging rails. Doorways at either end leading to the bedroom and ensuite bathroom.

BEDROOM ONE 29'10 x 14'7 (9.09m x 4.45m)

A large master bedroom with 2 Velux windows providing countryside views. Built-in shelving.

ENSUITE BATHROOM 14'7 x 9'4 (4.45m x 2.84m)

Free-standing bath with floor mounted mixer tap and shower attachment, large walk-in shower with a glass screen and wall-mounted controls and floor level LED lighting, wc with concealed cistern and push button flush and twin basins set onto a cabinet with wall-mounted taps and controls and mirror above. Fully-tiled walls. Fully-tiled floor. Feature vaulted ceiling with inset ceiling spotlights. Velux window with glass sill and surround.

BARN 70' x 34 (21.34m x 10.36m)

A detached barn constructed beneath a pitched roof with 9 fitted stables and a concrete floor suitable for conversion into a detached dwelling or holiday cottages subject to the necessary planning consents.

THE GROUNDS

The Stables is approached via a long private gravel driveway. Adjacent to the property and barn is a large gravelled area providing plentiful off-road parking. The grounds that surround the property are reasonably level with formal areas laid to lawn together with a paddock and total approximately 5 acres.

AGENT'S NOTE

Features throughout the property include CAT-5 wiring, in-ceiling speaker cables and speaker outlet points, remote control lighting, sheep wool insulation, rain water harvester and natural slate and oak flooring.

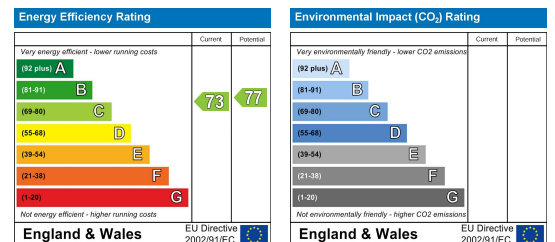
Area Map



Floor Plans



Energy Efficiency Graph



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