



**Roman House, Tremar Coombe,
Liskeard, Cornwall, PL14 5EG**

Guide Price £635,000 Freehold





A remarkably spacious detached family home with land close to Bodmin Moor

- Stable Yard & Paddock
 - 5/6 Bedrooms
- Kitchen/Breakfast Room
 - Lounge
- Dining Room/Bedroom 6
 - Gardens
- 2.83 Acres In All
- EPC E & Council Tax F

SITUATION Set in the heart of Tremar Coombe village, 0.5 miles from St Cleer village which has a primary school, church and public house. The property is within a mile of Bodmin Moor with some of the finest riding out across open moorland. Along the southern boundary of the property is a bridlepath which leads to Crows Nest providing direct access onto Bodmin Moor.

The town of Liskeard is 3 miles away with a range of amenities including a community hospital, secondary school up to sixth form and a mainline railway station (serving London Paddington) and access to the A38. The attractive Cornish coastline and famous fishing village of Looe is 11.5 miles to the south. The city port of Plymouth is 22 miles away with university, deep water marina and regular ferry crossings to northern France and Spain.

The A30 is 9 miles away at Bolventor and links the cathedral cities of Truro and Exeter.

DESCRIPTION A remarkably spacious modern house of block cavity beneath an interlocking tiled roof.

The accommodation is illustrated on the floorplan and briefly comprises: front door into the porch and hall with stairs to the first floor and understairs cupboard. The ground floor has 4 bedrooms, all with fitted wardrobes, and a family bathroom comprising low level wc, panel enclosed bath and pedestal wash hand basin. (Bedroom 1 was formerly the garage and has a storage area immediately behind the garage door which is still in situ. It was converted to an occasional bedroom 16 years ago.) Bedroom 4 would also lend itself as a family room.

Stairs lead to the first floor landing with storage cupboard and a door to the rear porch/boot room which leads to the patio and the garden. The kitchen/breakfast room comprises a range of base and wall units, space for range-style cooker, space



and plumbing for dishwasher, washing machine and tumble dryer, space for fridge/freezer and windows overlooking the garden and land.

The dual aspect lounge has sliding doors to the patio with views to the adjoining pasture paddock, panelled ceiling and feature stone fireplace with a woodburner set on slate hearth. From the landing are doors to the dining room/bedroom 6, bedroom 5/office and shower room with shower cubicle, wash hand basin set in vanity and low flush wc.

OUTSIDE To the front of the property is a concrete driveway with off road parking for several vehicles and boundaries of mature trees and shrubs.

To the rear of the property is a patio terrace, ideal for al fresco dining and enclosed lawned gardens with wooden fencing.

The drive leads around the side of the property to a 5-bar gate at the rear giving access to the land and stable yard. There are 9 stables set out in 3 stable blocks plus a tack room/feed store with concrete hardstanding.

The pasture paddocks are situated to the immediate rear of the garden with well-defined hedge and fence boundaries and a bridlepath along the extreme southern boundary.

The property extends in all to 2.83 acres or thereabouts.

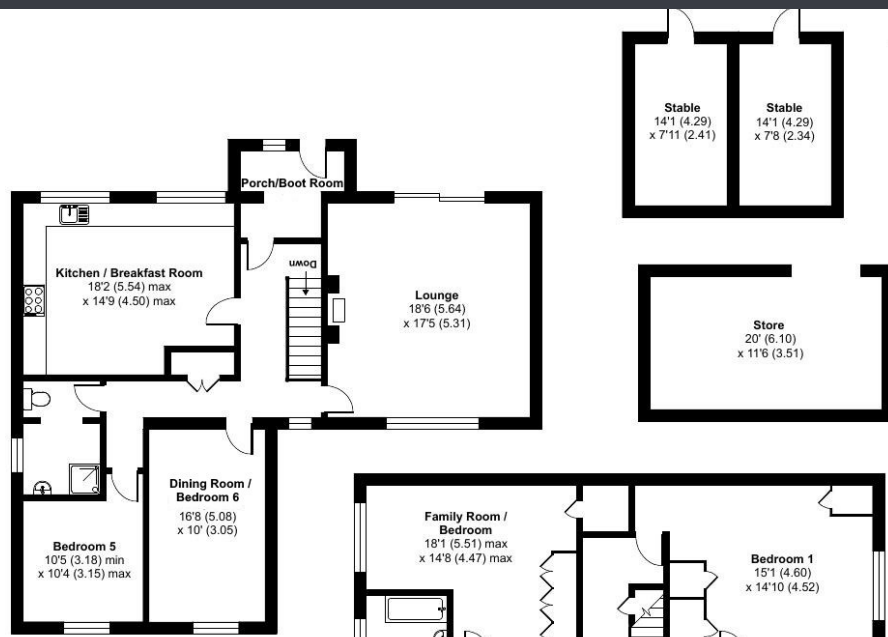
SERVICES Mains electricity, mains water and mains drainage. Oil fired central heating. Council tax band: F. Full EPC available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by appointment with the vendors' appointed agent, David J Robinson Estate Agents & Auctioneers.

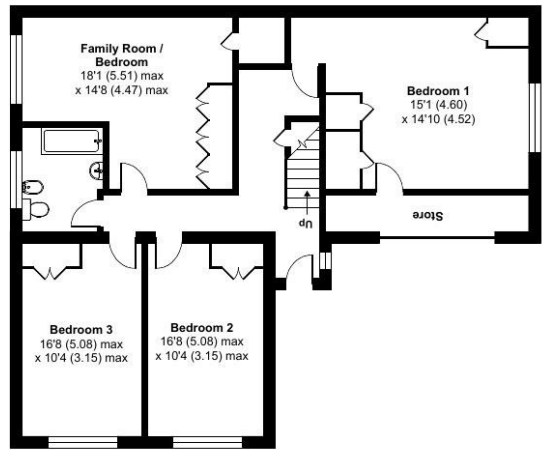
DIRECTIONS

Sat Nav: PL14 5EG

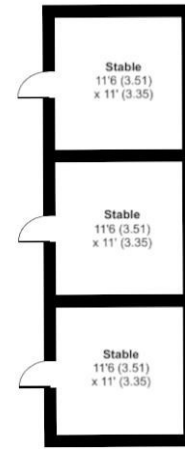
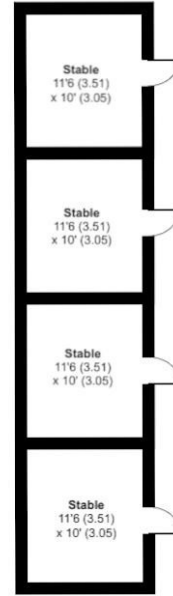
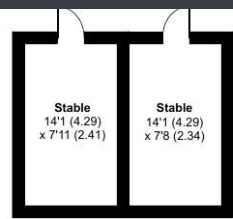
What3Words: ///bumps.taster.zoos



FIRST FLOOR



GROUND FLOOR



Approximate Area = 2345 sq ft / 217.8 sq m
 Outbuilding = 1409 sq ft / 130.8 sq m
 Total = 3754 sq ft / 348.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1141347

For more information or to arrange a viewing, please contact us:

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