



D. R. Kivell
COUNTRY PROPERTY

Ashford Mill
St Neot, Cornwall



Ashford Mill

St Neot, Cornwall, PL14 6LG

Liskeard 5 Miles

Bodmin 11 Miles

Plymouth 24 Miles

Truro 34 Miles



4 Bedrooms



3 Reception Rooms



2 Bathrooms



EPC D55

A very well-presented country residence occupying an elevated private position in an attractive rural valley setting. Character 4 bedroom stone built house, 3 reception rooms, lawned and landscaped gardens. Stable block and workshop. 4 ½ acres of land available to rent. No onward chain.

The popular rural village of St Neot, approximately 3 miles to the north-west offers a well-stocked farm shop, public house, primary school, football & cricket clubs.

Dobwalls, approximately 1 ½ miles to the south-west provides everyday amenities including SPAR shop & Post Office, primary school and a public house. The market town of Liskeard, approximately 5 miles to the south-east offers a wider range of amenities including supermarkets, secondary school education and a mainline train station.



Ashford Mill is a character 4 bedroom, stone-built house providing spacious and versatile accommodation, with three reception rooms, beautifully landscaped gardens, a stable block and workshop. The property has recently been refurbished and upgraded, including a new roof, re-wiring, re-plumbing, a new Grant boiler and bathrooms. A thoughtfully designed extension has been added creating a spacious ground floor Master Bedroom suite, Kitchen and Utility Room. The property retains a wealth of period features including granite-quoined corners and openings, predominately slate flagstone floors throughout the ground floor, high ceilings, open fireplaces and window seats. The accommodation benefits from uPVC double glazing and oil-fired central heating.

The accommodation briefly comprises; Utility/ Boot Room, a useful and practical room with fitted base units under solid wood worksurfaces, large Butler's sink, space for washing machine, Grant oil fired boiler.

Kitchen / Breakfast Room; A dual aspect room fitted wall and base units under a solid wood worksurfaces inset Belling electric double oven and grill, electric hob with extractor hood above, twin Butler's sinks and matching breakfast bar, space for American style fridge /freezer. Opening to; Dining Room, open-plan from the Kitchen / Breakfast room, inglenook fireplace with a solid fuel Rayburn Royal on a granite hearth, original bread oven, understairs storage cupboard.



Drawing Room; A spacious and characterful reception room with slate flagstone floor, fireplace with brick surround and slate hearth, woodburning stove. Window with seat, door to the front opening onto the brick paved patio and garden beyond.

Sitting Room; Featuring an open fireplace with cast-iron inlay and surround with storage cupboards and shelves to either side, the front elevation window has a deep sill incorporating a window seat and views to the lawned garden and farmland beyond. Study / Craft room, a versatile room with attractive wood panelled walls and ceiling, together with fitted shelves.

Bedroom 1; A generous dual-aspect king size bedroom, windows overlooking the side and rear, built-in wardrobes and cupboards. En suite fitted with w/c, vanity unit and wash basin and a large shower enclosure.

Externally accessed basement complete with radiator provides a useful dry storage area and is currently used as a Gym, bike store and freezers.

On the First Floor; staircase rises to the first-floor landing, window overlooking the surrounding farmland. There are 2 generous double rooms, together with a 4th bedroom / dressing room, and a generous family bathroom fitted with a shower enclosure, w/c, bath and wash basin, heated towel rail and built in airing cupboard and storage.







Gardens

Ashford Mill is approached off a very quiet public road through a gated entrance opening onto a gravelled drive to the parking area at the side of the house. Granite steps lead to the patio terrace, comprising brick-paved and gravelled areas providing an ideal setting for alfresco dining and entertaining, all within this particularly attractive rural valley setting.

From the patio leads onto the lawn garden, is planted with a selection of specimen trees. To the rear is a brick-paved pathway and seating area, with raised gravelled border and further seating area.

Buildings

Stable / Storage Building: 6.84m x 4.75m (22'5" x 15'7") Divided into:

Loosebox 1: 4.27m x 3.10m (14'0" x 10'2")

Loosebox 2: 4.14m x 3.42m (13'6" x 11'2")

Attached Workshop: 2.12m x 3m (6'11" x 9'10")

To the rear of the stables is a Ha-ha together with a brick paved area, rotary washing line and gravelled area. This provides a delightful spot for alfresco dining and entertaining whilst enjoying the attractive outlook across the surrounding land.

Land
Adjoining land of approximately 4.5 acres is available to rent.

Services
Water – Mains
Drainage – Septic tank
Electricity – Mains
Telephone and Broadband Openreach / BT connection checker.ofcom.org.uk
Mobile Availability - checker.ofcom.org.uk
Heating – Oil fired central heating, open fire and woodburning stove
Council Tax – Currently Band E
EPC – D55

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

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

Viewing Arrangements
Strictly by arrangement with D. R. Kivell Country Property. Tel: 01822 810810.

What3Words
///tolerates.rebounded.vineyard

Directions
From A30 at Bodmin take the A38 towards Plymouth / Liskeard and proceed for approximately 8 miles. At Doublebois take the left turn to St Cleer / Common Moor Minions and proceed for approximately 1 mile before taking a left turn signed by Coldwind Cottage 'Unsuitable for heavy goods vehicles' proceed for ½ mile and then take a right turn and Ashford Mill be found on the right.

From Liskeard take the A38 towards Bodmin. Cross over Twelvewood roundabout continuing on the A38 towards Bodmin. After ½ mile take the right turn to St Cleer / Common Moor Minions and proceed for approximately 1 mile before taking a left turn by Coldwind Cottage signed 'Unsuitable for heavy goods vehicles' proceed for ½ mile and Ashford Mill be found on the right.

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		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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