



Stable Barn



# Stable Barn

Darley, Liskeard, Cornwall, PL14 5AS

Liskeard 6.5 miles - Launceston (A30) 9.1 miles - Plymouth 23 miles

An impeccably presented barn conversion with spacious and well proportioned accommodation

- Stunning Barn Conversion
- 4 Double Bedrooms
- Spacious Accommodation
- Bedroom 5/Home Office
- Tenure: Freehold
- No Onward Chain
- 2x En-Suites
- Self Contained Annexe Potential (STP)
- Allocated Parking
- Council Tax Band: E

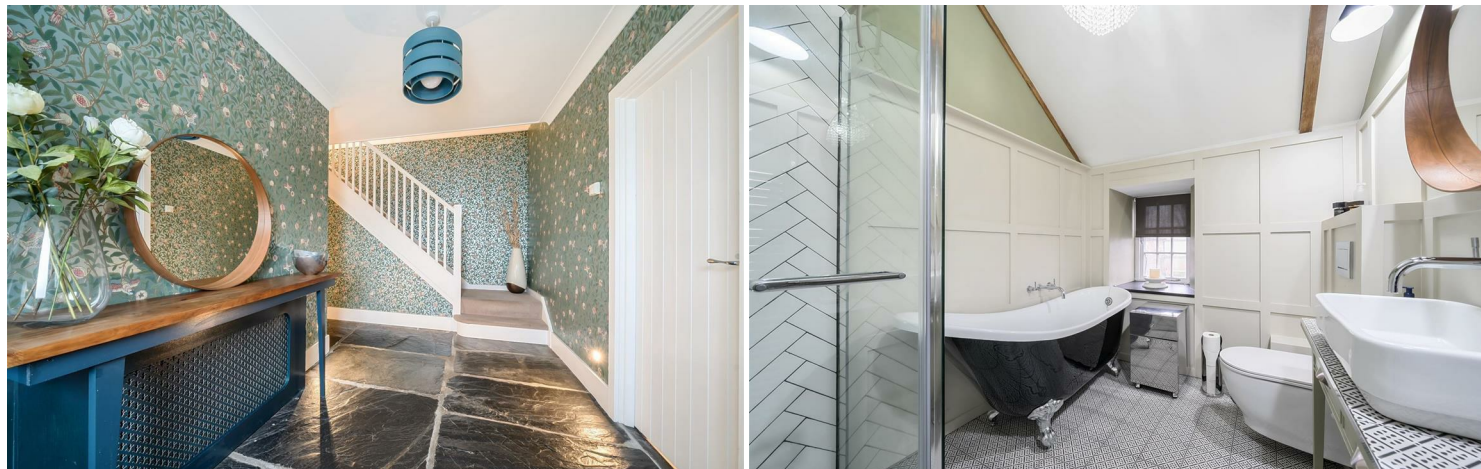
Guide Price £535,000

## SITUATION

The property is positioned amidst an attractive cluster of former farm buildings, which have been converted into imposing, stone and slated residential properties forming a delightful hamlet approximately 5 minutes from the village of Upton Cross. The village has a well-attended primary school, popular public house incorporating a village shop and post office and the well renowned open air Sterts Theatre. Located amongst an AONB on the fringes of Bodmin Moor, the property is surrounded by Cornwall's glorious countryside and popular sites are within a short distance including The Hurlers Circles, Sharptor and Cheesewring – a haven for walkers, cyclists and outdriding. Nearby, Siblyback Lake offers a beautiful circular walk and lakeside cafe whilst stretches of the South Cornish Coast are within 16 miles, with bustling fishing harbours and a wonderful range of seafood restaurants. The towns of Launceston, Callington and Liskeard are all within 10 miles of the property, offering a comprehensive range of amenities and at Liskeard, a railway station serving London Paddington via Plymouth.

## DESCRIPTION

A beautifully presented and well cherished semi-detached barn conversion constructed of local stone under a Delabole slate roof. With partially slate hung walls and wood framed double glazed windows throughout, the property combines quality and comfort in equal measure. The property has undergone some significant home improvements since our vendors' ownership including a range of new kitchen appliances, new decking, new half slate hung walls, a newly installed boiler with 8 year warranty remaining and a new drainage system to name a few.



## ACCOMMODATION

The property throughout is presented in excellent decorative order with an adaptable first floor offering 4 double bedrooms and 2 en-suites, with potential to create an annexe should one desire (subject to necessary consents). Beautiful character features such as stunning flagstone slate floors and rustic fireplaces, merge well with stylish and more contemporary decorative finish. The ground floor is approached via a spacious hallway with stairs to the first floor, a ground floor cloakroom and a home office/bedroom 5, well equipped with ample built in storage. The open plan kitchen/diner has a contemporary range of kitchen units with an oil fired Rayburn to the opposite end and a range of appliances including a dishwasher, electric hob and oven, fridge and wine cooler. Separate to this is a utility room with space and plumbing for various white goods. The sitting room offers a cosy place to relax, with a prominent fireplace housing a woodburning stove along with newly installed underfloor heating and a ceramic tiled floor.

The first floor presents 4 well proportioned bedrooms presented in excellent decorative order with a contemporary finish. Bedrooms 1 and 2 offer ensuite shower rooms, with an additional dressing room in bedroom 1. The family bathroom comprises a contemporary suite and services the rest of the property. A separate doorway from the landing leads to the rear lawn.

## OUTSIDE

The property is approached via a single track to the hamlet of barns, with an area of hardstanding to the front of the property. There is parking for 3 vehicles and a gated entrance to an additional parking space. The property enjoys gardens to 3 sides with the front of the property being mainly level with a southerly facing aspect perfect for outdoor seating and dining. There is a large workshop with power and light connected, a log store and fenced boundaries to both sides. The rear garden is enclosed by a stone wall and can be accessed from the first floor, with level areas for seating.

## SERVICES

Mains water and electricity. Oil fired central heating, electric underfloor heating in sitting room and woodburning stove. Private drainage system via shared septic tank. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From Launceston take the B3254 road signposted South Petherwin and Liskeard and continue until the cross roads at Congdons Shop. Proceed straight across and continue on the B3254 through Berriobridge and Middlewood. As the road descends towards Darleyford, the entrance to Darley Farm will be seen on the right hand side. Follow this track slightly uphill and turn right before the Darley Oak tree into the driveway towards the property, where the parking and entrance will be found on the left hand side.

what3words.com: ///closer.dorm.vessel



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



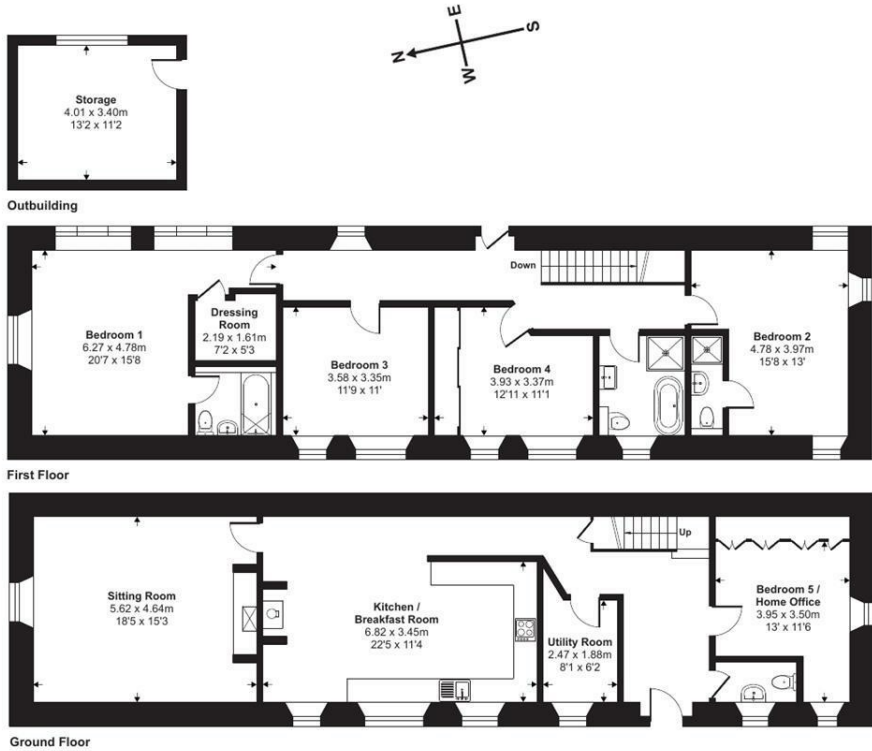
| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 81                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  | 72                      |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (39-54) E                                   |  |                         |                                                                                     |
| (21-38) F                                   |  |                         |                                                                                     |
| (1-20) G                                    |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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Approximate Area = 2084 sq ft / 193.6 sq m  
Outbuilding = 147 sq ft / 13.7 sq m  
Total = 2231 sq ft / 207.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1222488