

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SPRING VALLEY FARM ST. KEYNE, LISKEARD, PL14 4QS

OFFERS IN THE REGION OF £400,000





**EXCITING AGRICULTURAL/EQUESTRIAN OPPORTUNITY**  
- A versatile small holding comprising an excellent yard with outbuildings and about 27 acres of land with a mix of pasture, rough, natural and wooded areas and river frontage.

LISKEARD 5 MILES, LOOE 8 MILES, BODMIN 12 MILES,  
PLYMOUTH 24 MILES, TRURO 35 MILES

#### DESCRIPTION

The land and buildings are known as Spring Valley Farm and comprises a versatile range of agricultural and equestrian buildings set within about 27 acres (10.92 hectares).

The land enjoys excellent road access, approached from the public highway through a wide entrance gateway with a long drive leading to the Yard and Outbuildings.

The outbuildings are versatile and well suited to a variety of agricultural, equestrian, horticultural and small holding activities set around a level yard providing a sheltered environment for working and livestock. The U shaped building comprises stables/stores on the north wing, an open fronted barn on the west wing and stores on the south wing, the south wing incorporates toilet facilities served by mains water and private drainage. The layout and dimensions of the buildings are demonstrated by reference to the attached floorplan.

The land is fenced and extends to about 27 acres, about 18 acres of which is good pasture grazing, about 7 acres of rough grazing and a further 2 acres of natural wooded areas. The West Looe River forms the north east boundary and a further stream rises in the valley and leads through the land to the river, livestock can access the natural water and in addition there are two water troughs. Electricity is from a small generator which our client will include in the sale.

Given the unspoilt nature of the location the land is host to an abundance of observable wildlife and natural flora.



## PLANNING HISTORY

The outbuildings were constructed under agricultural permitted development for a "10 roomed barn and store for egg packing and hatching/poultry workshop/cold room, meat store/animal stalls, and machinery store". The application number was 05/00789/PNA

A further application was made (and granted) in July 2007 for "Siting of touring caravan (tool store) and static caravan for temporary period of three years". The application number was E2/07/00941/FUL

Copies of the various plans and planning permission are available by visiting the Cornwall Council Online Planning Portal and quoting the above application numbers. The documents are also available by email from Scott Parry Associates.







## LOCATION

Spring Valley Farm is quietly positioned in an accessible rural location close to the unspoilt rural landscape of the West Looe River Valley. The village of East Taphouse (2 miles) has a petrol filling station with small shop and post office, community hall and primary school (rated "good" by Ofsted), similarly the village of Dobwalls (2.5 miles) offers a village shop/post office, public house and primary school.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay (30 miles).

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.

The West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.

## DIRECTIONS

Using Sat Nav - Postcode PL14 4QS - when approaching from East Taphouse the wide entrance drive will be found on the left hand side.



# Spring Valley Farm

Approximate Gross Internal Area = 182.3 sq m / 1962 sq ft  
(Excluding Open Fronted Agricultural Building / Open Fronted Barn)

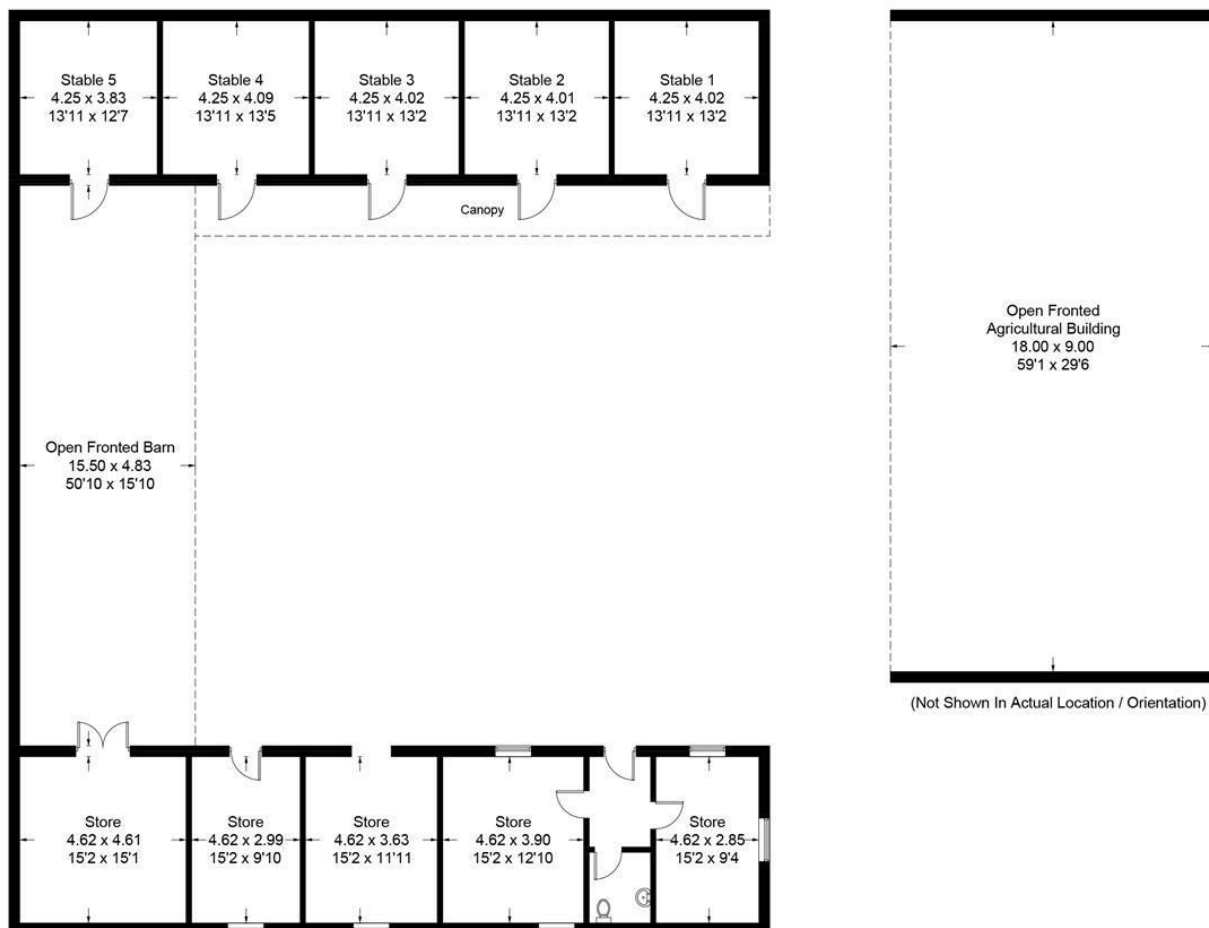


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265323)

These particulars should not be relied upon.