



Lee Barton Farm







# Lee Barton Farm

St. Keyne, Liskeard, Cornwall, PL14 4QS

Liskeard 5 Miles, A38 3 Miles, South Cornish Coastline 8 Miles.

Set in 22.17 acres of peaceful Cornish countryside, Lee Barton Farm offers a five-bedroom farmhouse and six holiday cottages in a beautifully private setting. Just three miles from Liskeard and close to the South Cornwall coast, it's an ideal blend of rural charm, lifestyle appeal, and holiday let potential.

- Farmhouse
- 22.17 acres
- Outbuildings
- Freehold
- 6 Holiday Cottages
- Versatile Lifestyle Property
- Flexible Accommodation



Guide Price £1,750,000

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### Situation

Prime Location in Scenic Cornwall - Situated on the outskirts of the Parish of St. Pinnock, Lee Barton Farm enjoys a tranquil rural setting while being conveniently located just 3 miles from the vibrant market town of Liskeard.

Liskeard offers a comprehensive range of amenities, including supermarkets, healthcare facilities, veterinary services, schools, recreational centres, and places of worship. The town also benefits from a mainline railway station providing direct services to London Paddington via Plymouth.

For those who enjoy coastal living, the South Cornish coastline is a mere 8 miles away, with the picturesque fishing villages of Polperro and Looe offering a variety of beaches and seaside attractions.

Transport links are excellent, with the A38 trunk road providing quick access to Bodmin and the city port of Plymouth. Plymouth boasts a wide range of retail options, a deep-water marina, and regular ferry crossings to Northern France and Spain.

### Main House

Nestled in a serene, secluded location with no immediate neighbours, Lee Barton Farm is accessed via a long, private driveway, offering exceptional privacy and tranquillity. The property has undergone substantial enhancements and investment by the current owner, seamlessly blending modern comfort with timeless character.

This beautifully laid out and spacious home offers a perfect blend of character, comfort, and flexibility, ideal for modern family living or multi-generational arrangements. The ground floor features a welcoming series of reception spaces including a warm and inviting sitting room, a formal dining area, and a generous family dining room that adjoins a well-appointed kitchen — the heart of the home, perfect for gathering and entertaining. A separate utility room and a dedicated office provide practical convenience and privacy for working from home.

Upstairs, the main house offers four well-proportioned bedrooms, all full of natural light and charm with exposed beams. A particularly large principal bedroom provides a luxurious retreat, complemented by an additional 3 double bedrooms one with ensuite that can accommodate family, guests. The bathroom is centrally located and easily accessible to all bedrooms, with ample room for family use.

Attached to the main house, with its own private entrance, is a self-contained annexe/cottage (Pinnock) offering excellent flexibility as there are access doorways from the first floor and ground floor so easily incorporated back into the main house if suits. The ground floor includes a bright and spacious kitchen and dining room, while upstairs features a large double bedroom and its own en suite facilities. Ideal for guests, extended family, or as a potential holiday let, the annexe adds significant value and adaptability to the property.

### Lee Cottage

Lee Cottage is a charming single-storey barn conversion. Featuring an open-plan living area with a wood-burner, two comfortable bedrooms, and a spacious garden room, it's the perfect rural retreat. Outside, a sheltered patio and private lawn provide peaceful outdoor space, while nearby coastal paths and villages like Looe and Polperro offer endless exploration.

### The Dairy

The Dairy is a charming single-storey cottage offering a serene escape. This beautifully renovated retreat features an open-plan living area with an electric fire, a well-equipped kitchen, and a king-size bedroom with an en suite shower room. Outside, a private patio provides a tranquil spot to relax.





### Stables

The Stables is a one-bedroom cottage perfect for a couple's escape. The open-plan living area includes a Shaker-style kitchen and a comfortable lounge with an electric wood-burner effect stove. The spacious double bedroom features an en suite shower room, and outside, a private terrace and shared lawn provide peaceful spots to relax.

### Barton Cottage

A beautifully restored single-storey one bedroom barn conversion offers a stylish open-plan living area with a wood-burner, a modern kitchen, and a dining space. The comfortable king-size bedroom features an en suite shower room and direct access to a private terrace—perfect for morning coffee or evening relaxation. Guests are welcome to explore the owners' woodland, renowned for its stunning bluebell displays in spring.

### Pinnock Cottage

Is a beautifully presented one-bedroom cottage attached to the main house. It features a welcoming open-plan living area with a stylish kitchen and cozy lounge, while the spacious upstairs bedroom with vaulted ceilings includes an en suite shower room. Outside, a private terrace offers a peaceful spot to unwind, with access to scenic woodland walks. This cottage can also be re-incorporated back into the main house if required.

### Winwalloe Cottage

Is a charming two-bedroom cottage with a welcoming sitting room and an open fire, a well-equipped kitchen/diner, and a boot-room ideal for drying off after outdoor adventures. Upstairs, a king-size bedroom, twin room, and family bathroom provide comfortable accommodation. Outside, a sheltered patio offers a peaceful spot to unwind, with access to scenic woodland walks.

### Outside

Accessed via a private driveway with ample parking, this exceptional estate offers a range of substantial outbuildings with remarkable potential for further development (subject to necessary planning consents). Adjacent to Barton Cottage is a storage shed (24'5" x 9'6") which has potential for laundry room as the drainage/ water/ electricity is already in place.

The substantial barn (60' x 27'), with its impressive size and part block construction, offers exceptional opportunities for hosting events, workshops, or retreats, creating a unique guest experience that could include farm-to-table dining, yoga classes, or private functions.

Surrounding the property, the beautifully landscaped gardens are predominantly laid to lawn, bordered by mature hedges and fencing for privacy. Expansive terrace areas provide the perfect setting for alfresco dining and entertaining, while a productive vegetable garden adds to the property's rustic charm.

Lee Barton Farms land and grounds extends to approximately 22.17 acres, comprising nine acres of mature woodland with meandering pathways, ideal for tranquil walks or guided nature experiences, and eleven acres of pasture paddocks, offering endless possibilities for equestrian pursuits, glamping, or agricultural use. The combination of diverse landscapes, substantial outbuildings, and secluded setting presents a rare opportunity to create a distinctive destination venue or luxury retreat.

### Directions

What Three Words - ///sporting.culminate.shall

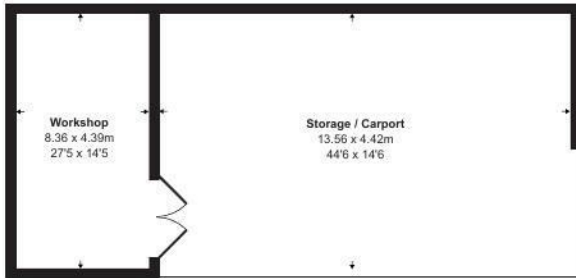
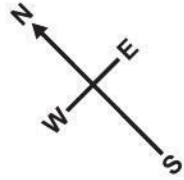
### Services

The property is located within the jurisdiction of Cornwall Council, with the main house currently listed in Council Tax Band D. The holiday cottages have a combined rateable value of £8,700. Drainage is via a septic tank system and was installed in 2020, and the entire property benefits from mains electricity and mains water connections. Heating systems vary across the buildings to suit their individual configurations: the main house and Lee Cottage are both heated via LPG, Winwalloe operates on an oil-fired heating system, and the remaining cottages are heated with electric systems. This combination provides a practical and efficient energy arrangement across the whole site.

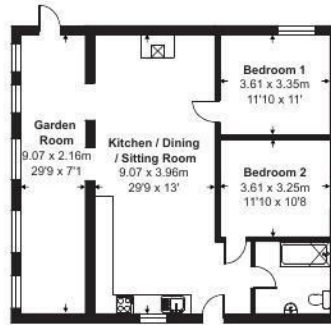


Approximate Area = 2867 sq ft / 266.3 sq m  
 Cottages = 3159 sq ft / 293.4 sq m  
 Outbuildings = 632 sq ft / 58.7 sq m (excludes carport)  
 Total = 6658 sq ft / 618.5 sq m

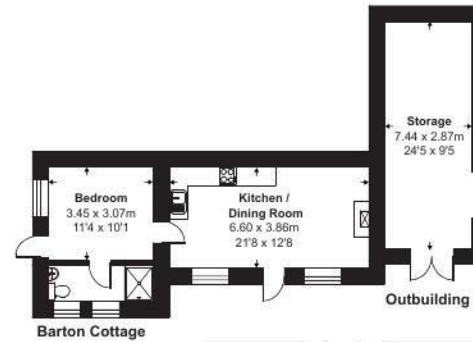
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Outbuilding 1

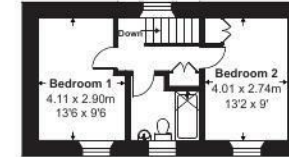


Lee Cottage

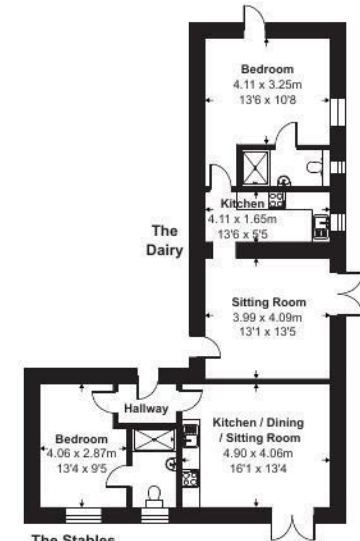


Barton Cottage

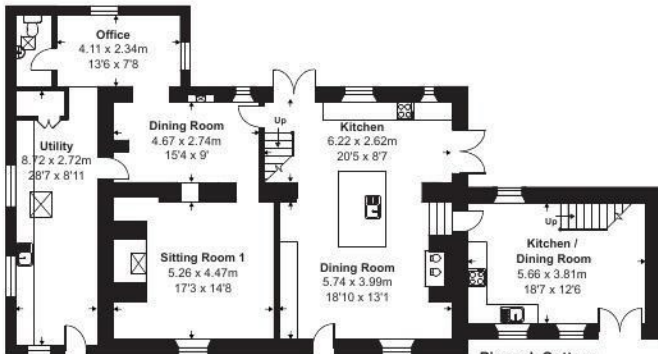
Outbuilding 2



Winwalloe Cottage  
First Floor

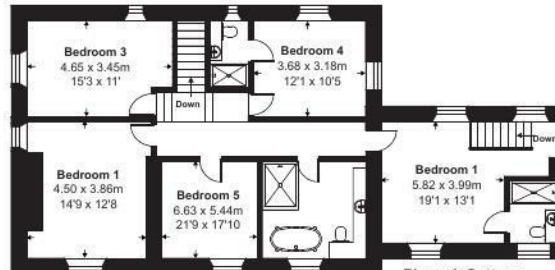


The Dairy



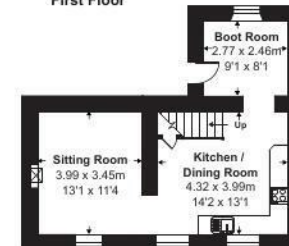
Ground Floor

Pinnock Cottage  
Ground Floor



First Floor

Pinnock Cottage  
First Floor



Winwalloe Cottage  
Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1298429



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



