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GUNRICKS HERODSFOOT, LISKEARD, PL14 4QX

PRICE GUIDE £665,000





An immensely pretty detached barn conversion with studio annexe and large garage/outbuilding in this coveted rural location on the edge of the West Looe River Valley. BARN - About 1006 sq ft, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Family Bathroom, ANNEXE - About 371 sq ft, Open Plan Kitchen/Dining/Living Room, Double Bedroom with Ensuite Shower/WC, CARPORT - About 430 sq ft, LARGE WORKSHOP - About 710 sq ft, Extensive Yard and Parking, Outhouse with Laundry, Log Store & Gardeners WC, Gardens.

LISKEARD 5 MILES, LOOE 7 MILES, FOWEY 10 MILES, BODMIN 13 MILES, PLYMOUTH 25 MILES, TRURO 35 MILES

LOCATION

Gunricks 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 (3 miles) has a petrol filling station with village shop, community hall and primary school (rated "good" by Ofsted), similarly the village of Dobwalls (4 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 (25 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.



DESCRIPTION

Available on the open market for the first time in 19 years - Gunricks comprises the quintessential barn conversion, the property is full of character and craftsman features providing the perfect blend of traditional and contemporary fittings to create a fine country home with the versatility of a self contained studio annexe and a large garage/workshop. The property benefits from full double glazing and LPG fired central heating. The annexe is suited to use as guest/overflow accommodation with planning permission allowing for it's use as ancillary accommodation to the main residence. The yard and large garage/workshop are a very useful amenity presenting opportunities for work from home or creative space etc.

The accommodation is demonstrated by reference to the attached floorplan and briefly comprises as follows -

GUNRICKS BARN - About 1006 sq ft - Ground Floor - Porch - 22' Sitting Room with vaulted ceiling, exposed beams and wood burner - 13' Kitchen/Dining Room - Family Bathroom - Lower Ground Floor - Three Bedrooms (two double, one single and each with wardrobes).

GUNRICKS ANNEXE - About 371 sq ft - 23' Open Plan Living Room/Kitchen with vaulted ceiling, exposed beams and wood burner - Double Bedroom with Ensuite Shower Room/WC.

OUTSIDE

Driveway Parking with additional Yard and further parking for many cars with space for motorhome, caravan and boat etc.

The gardens are lawn with colourful flower beds and composite decked sun terrace, further low maintenance rear garden. The annexe has a courtyard garden.

The outhouses here include a laundry room, gardeners wc and a log store.

The enclosed yard lies on the opposite side of the quiet country lane, this yard provides excellent further amenity space with the potential for further garden including a kitchen garden. Within the yard there are two excellent outbuildings - Large Workshop of about 710 sq ft and an Open Fronted Carport of about 430 sq ft.



EPC RATING - E

COUNCIL TAX BAND - Barn - D, Annexe - A

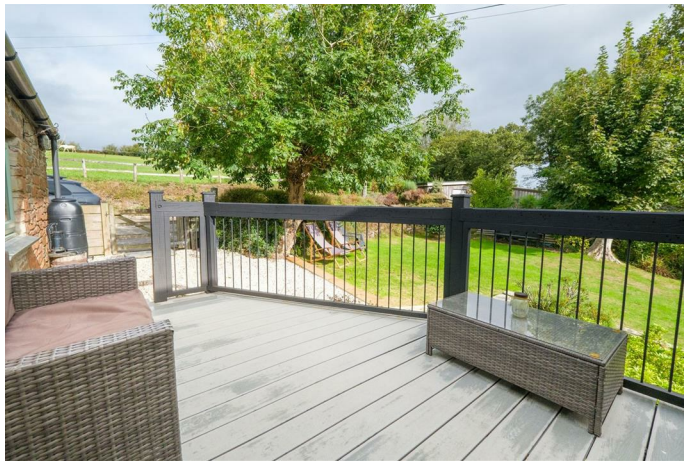
SERVICES - Mains water, electricity and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL14 4QX



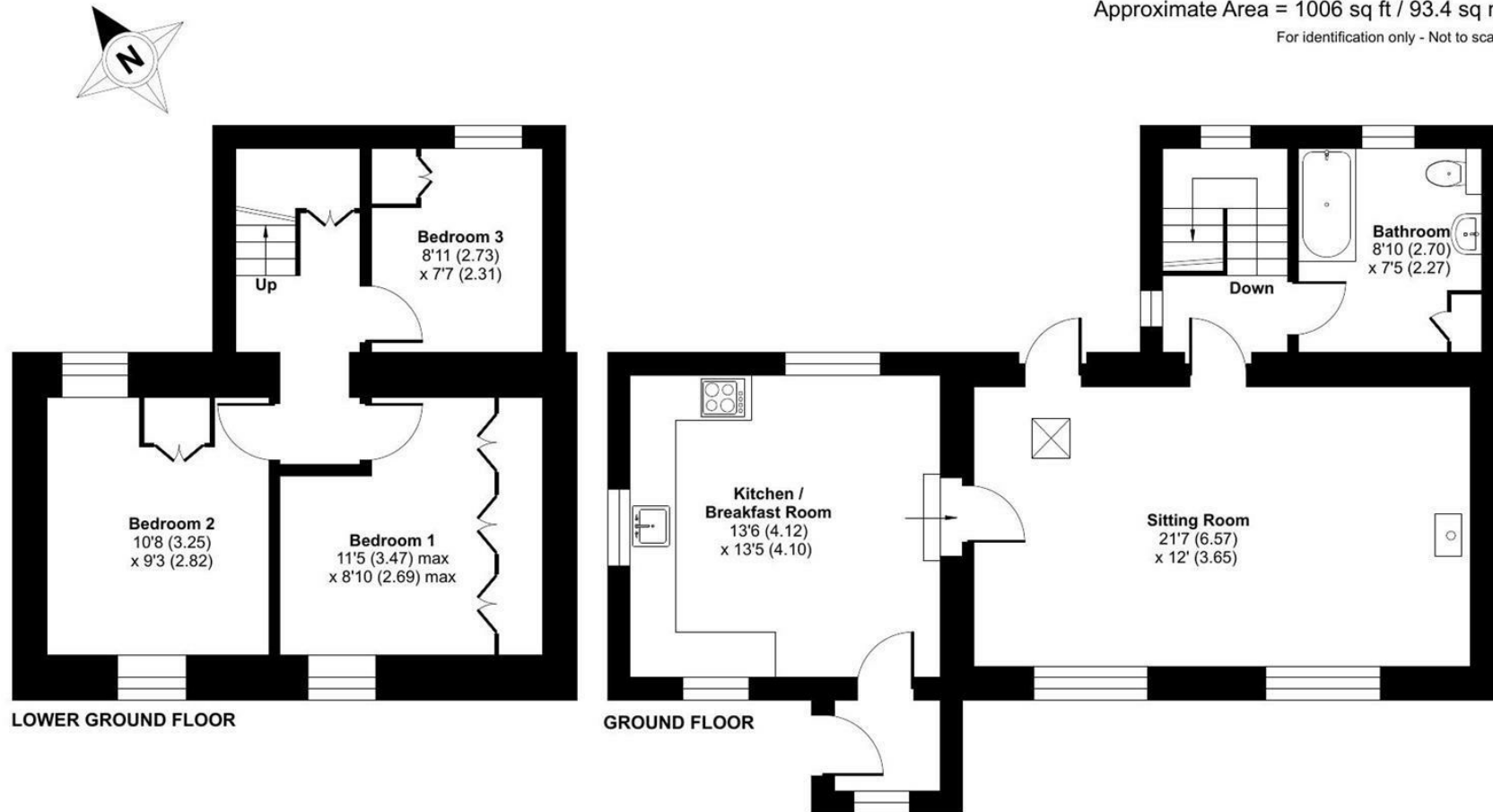




Gunricks, Herodsfoot, Liskeard, PL14

Approximate Area = 1006 sq ft / 93.4 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1516687

These particulars should not be relied upon.