

Cotts Farm

Cotts Farm Henwood

, Liskeard, Cornwall, PL14 5BH

Henwood 0.5 miles - Liskeard 6.4 miles - Plymouth 25.7 miles

A superbly presented detached rural home with fabulous views and just under 2 acres set within an Area of Outstanding Natural Beauty.

- No onward chain
- Peaceful rural setting
- Approximately 1.97 acres
- Private drive & off road parking
- Council tax band: E
- 4 bedrooms (1 en suite)
- Fabulous far reaching views
- Generous garden
- Triple garage
- Freehold

Offers In Excess Of £700,000

SITUATION

The property enjoys a private and secluded rural position only 0.5 miles from the small village of Henwood. Accessible on foot directly from the property is the majestic Bodmin Moor, with wooded moorland surrounding the property and a pretty stream nearby. The moor is in an Area of Outstanding Natural Beauty, with Sharp Tor, Minions and the natural granite tor of The Cheesewring being close by. The village of Upton Cross is approximately 1.6 miles away with its public house, primary school and the well renowned open air Sterts Theatre. The town of Liskeard is within 6.4 miles and has a more comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with a main line rail station serving London Paddington (via Plymouth). The city port of Plymouth has a deep-water marina and regular ferry crossings to Northern France and Spain. The property sits almost equidistant between the North and South coasts with their idyllic sandy beaches and picturesque villages.

DESCRIPTION

A well presented detached farmhouse occupying a delightful and secluded rural setting, with no near neighbours and beautiful far reaching views towards Dartmoor and approximately 1.97 acres in all.
The property comprises 4 bedrooms (1 en suite), kitchen, utility, sitting room, dining room, games room/study, bathroom and a downstairs WC.
The outside provides lovely gardens, a range of outbuildings, triple garage, off road parking and a paddock.







ACCOMMODATION

The front door leads into the open plan sitting/dining room with the dining area to your left and the sitting room to your right which benefits from a charming wood burning stove and exposed stone work to showcase the character the property has to offer.
The recently installed kitchen provides a range of wall mounted cupboards, base units and drawers, inset sink, built in cooker with an electric hob and extractor hood over, space for appliances, integrated dishwasher, doors to the front and rear and a further door leading into the utility room with additional space for appliances.
Off the sitting room there is an inner hallway with a door into a study/games room and a spiral staircase (property's second staircase) to the principal bedroom. This wing of the property lends itself to become an annexe (subject to any necessary consents) should a buyer be looking for multi-generational living.

The principal bedroom is a spacious dual aspect double bedroom which enjoys far reaching views over the grounds and countryside beyond, benefitting from an en suite bathroom with a bath, WC and a wash hand basin.
The main first floor accommodation is accessed by the staircase by the front door and provides a landing, 3 further bedrooms and a family bathroom with a bath, shower, WC and a wash hand basin.

OUTSIDE

The property is approached by its own sweeping drive through the properties paddock leading to a substantial area providing parking for numerous vehicles and a detached triple garage (with separate additional access).
The gardens for the property wrap around the house with a gentle slope and are predominately laid to lawn with an array of mature shrubs and plants.
Above the garden there is a generous patio terrace which benefits from the veranda providing cover.
From the garden there is a range of outbuildings including former stables, providing storage and a useful workshop.
In all the property extends to approximately 1.969 acres.

SERVICES / ADDITIONAL INFORMATION

Mains electricity and water, private drainage via a septic tank, oil fired central heating and wood burning stove. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com: ///printouts.palms.global

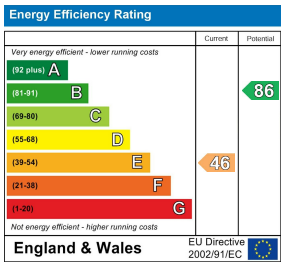






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Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

