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2 TRESULGAN BARN HORNINGTOPS, LISKEARD, PL14 3PU

PRICE GUIDE £500,000









A beautiful south facing barn conversion benefitting from just over 1 acre of paddock/woodland and presented in first class order throughout, in a prized courtyard setting enjoying fine views across the unspoilt countryside of the Seaton Valley. About 1299 sq ft, Sitting Room, Kitchen/Dining Room, Large Verandah, Cloaks/WC, 3 Double Bedrooms (1 Ensuite), Family Bath/shower Room, Level Private Driveway Parking, Workshop, Gardens.

MENHENIOT 3 MILES, LISKEARD 3.5 MILES, SEATON BEACH 5 MILES, PLYMOUTH 18 MILES, EXETER 59 MILES

LOCATION

2 Tresulgan Barns is situated in a rural yet accessible setting on the edge of the River Seaton Valley and approximately 2.5 miles east of Menheniot. At Trerulefoot (2.5 miles) there is a Shell Filling Station and Little Waitrose catering for most day to day needs. Menheniot Station is on the mainline providing a very useful commuter link to Plymouth, Truro and Exeter.

The village of Menheniot provides a variety of amenities including church, chapel, village primary school, post office and store, local inn, sports club and field providing tennis, football and cricket facilities. Liskeard (3.5 miles) has a wide range of shopping and recreational facilities including a main line railway providing links to Plymouth and Truro and is especially useful for those attending schools further afield, and of course as a commuter link (Plymouth to London Paddington 3 hours). The sheltered coastal waters of Whitsand and Looe Bay lie just 6 miles to the south and there are popular sailing clubs at Looe and St Germans.

The town of Saltash (9 miles) has a Waitrose store on the northern outskirts and long frontage to the tidal River Tamar with it's moorings, (subject to availability) and a public slipway. Golf is available at Looe Golf Club (2 miles) and also at St Mellion International Resort (11 miles).

The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

DESCRIPTION
2 Tresulgan Barns comprises an attached barn conversion with a fine south aspect over the Seaton Valley. The property has been carefully maintained and improved during our clients' 12 year ownership and incorporates many features including aluminum framed double glazed windows, oil fired central heating, oak framed porch, oak internal doors, hand built oak media wall and cabinet together with further hand built joinery around the home, in addition the property boasts a beautiful Wren kitchen and a large verandah of about 208 sq ft.

The accommodation extends to about 1299 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Spacious Reception Hall - 22' Dual Aspect Sitting Room with wood burner and French doors to Verandah - 18' Kitchen/Dining Room a fabulous fitted kitchen by Wren and French doors to Verandah - Cloakroom/WC - Verandah 26' x 8' - FIRST FLOOR - 14' Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms both with built in wardrobes and all with exposed roof trusses - Family Bath/Shower Room.

OUTSIDE
A shared driveway serving the four residential properties (including this one) leads to a private graveled driveway which provides ample level parking for many cars with space for caravan/motorhome etc. There is a very useful workshop of about 367 sq ft (25'9" x 14'9") with light and power.

Gardens lie to the front and rear comprising - level lawn to the front with graveled seating area and fabulous views, to the rear the enclosed garden has a large verandah of about 208 sq ft and providing an excellent amenity with shelter during inclement weather and having French doors from both the sitting room and kitchen/dining room. The rear garden has level lawn with various trees and shrubs.

The paddock/woodland extends to about 1 acre, our client currently mows the upper part as lawn and leaves the lower part as natural and woodland for the wildlife. The land presents opportunities for those who wish to carry our smallholding or self sufficiency activities.



EPC RATING - C, COUNCIL TAX BAND - D
SERVICES - Mains water and electricity, shared (with two other users) private septic tank drainage.

DIRECTIONS
Using Sat Nav - Postcode PL14 3PU















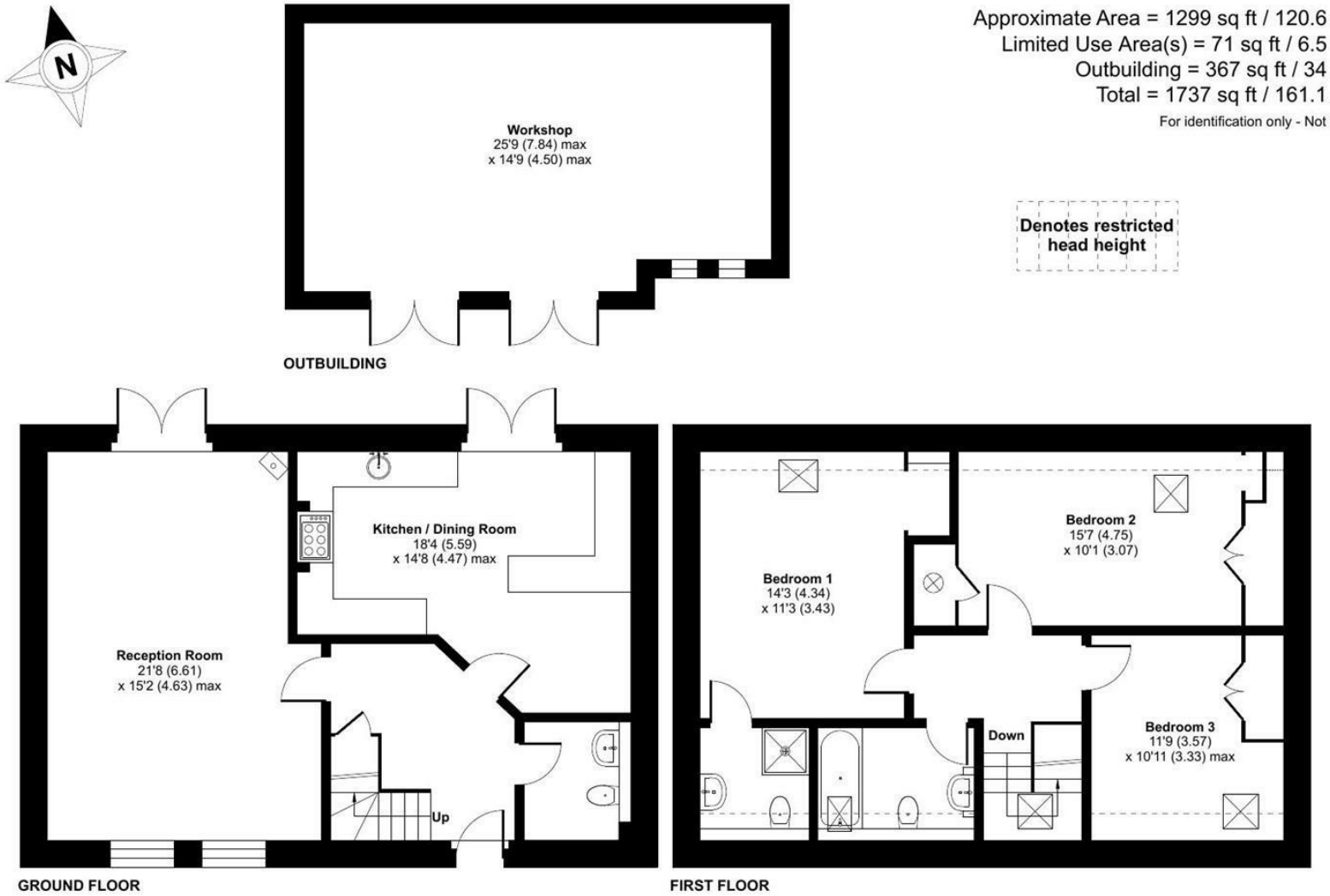






Tresulgan Barn, Horningtops, Liskeard, PL14

Approximate Area = 1299 sq ft / 120.6 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Outbuilding = 367 sq ft / 34 sq m
Total = 1737 sq ft / 161.1 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 2026. Produced for Scott Parry Associates. REF: 1541741

These particulars should not be relied upon.

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