



Tregarth

Crow's Nest, Liskeard, Cornwall, PL14 5JQ

KIVELLS



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Guide Price **£625,000**

Large and versatile traditional Cornish farmhouse

Beautiful blend of character features and modern comforts

Multiple reception rooms and flexible living spaces

Spacious gardens, paddocks and outdoor areas

Ample parking & useful outbuildings

Peaceful rural setting

Potential for annexe or multi-generational living



Description...

A beautifully presented and exceptionally versatile Cornish farmhouse offering generous accommodation, charming period features, and a peaceful rural setting. This substantial property blends traditional character with modern comfort, creating a perfect family home, multi generational residence, or lifestyle opportunity. Set within spacious grounds and enjoying far reaching countryside views, the farmhouse provides a truly idyllic way of life while remaining conveniently located for nearby towns, amenities, and transport links.

Tregarth is a delightful residence that retains a wealth of charm and character throughout and is extremely versatile with the potential for a self-contained annex.

The property is offered for sale for the first time in over 60 years and an internal viewing is essential to not only appreciate the idyllic setting in which it is located, but also the tremendous potential that the property and range of outbuildings offer.



Accommodation

Tregarth is a substantial detached residence with versatile living accommodation throughout.

This reverse level property has great potential with modernisation required, allowing the new owners to create their own wonderful home.

Ground Floor

All bedrooms are positioned on the ground floor of the property with all rooms being of good proportion and having views over the surrounding gardens.

Conveniently located on the ground floor is the family shower room.

There is direct access into the annex from the ground floor, this also has well proportioned rooms throughout with a separate kitchen and living room alongside one double bedroom.

First Floor

A wonderful open plan living area provides dual aspect views with a fantastic vaulted ceiling. This room has tremendous potential and is a wonderful addition to this substantial family home.

Offering an abundance of original features, including wooden beams and exposed stone walling, this is a tremendous opportunity to redesign a beautiful family home.

Also positioned on the first floor is an open plan kitchen with a range of fitted wall in base units alongside a 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen enjoys wonderful views across the garden beyond

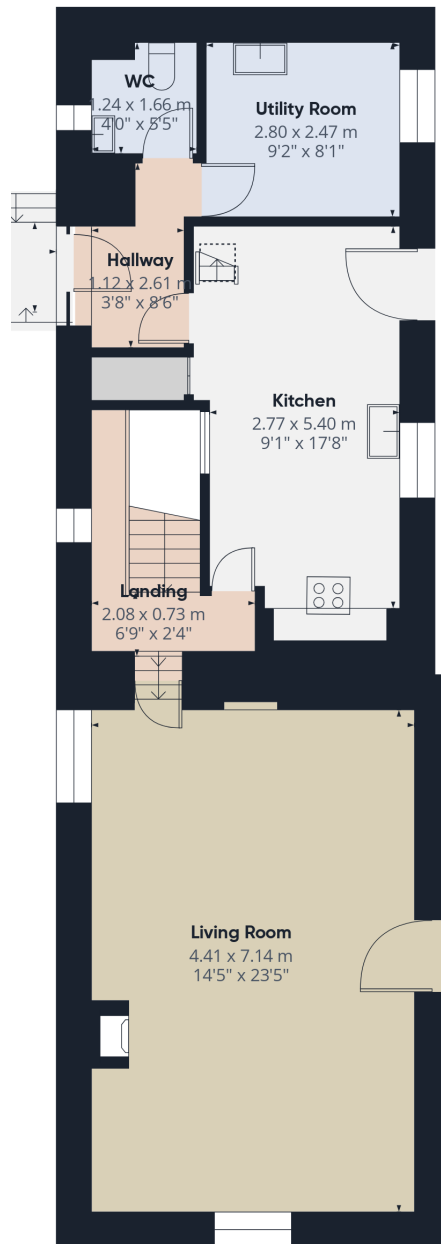
Set adjacent to the kitchen is a convenient mezzanine storage area, this has the potential to be utilised for multitude of different uses. Access to the rear garden is provided from double doors with steps leading down to a private lawned area that is a wonderful space for enjoying outdoor dining and entertaining.

The first floor accommodation is completed with a cloakroom and separate utility.

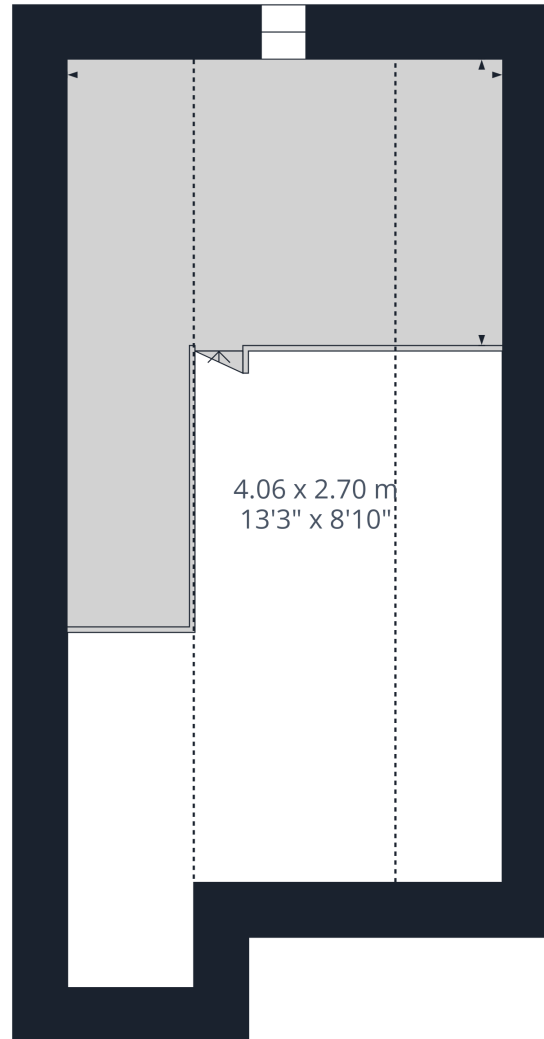




Floor plan for identification purposes only, not to scale



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

191.7 m²

2067 ft²

Balconies and terraces

2.2 m²

24 ft²

Reduced headroom

9.6 m²

103 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

Set within approximately 4.31 acres, this impressive farmhouse enjoys a truly idyllic rural setting with panoramic views across the rolling Cornish countryside. The grounds have been thoughtfully arranged to combine practical use with natural beauty, creating an exceptional outdoor environment suited to families, hobby farmers, and lifestyle buyers alike.

Expansive sweeping lawns frame the property, complemented by mature trees, established hedgerows, and colourful planting that further enhance the sense of peace and privacy. The garden provides superb vantage points for outdoor dining and relaxation while soaking in the far reaching views.

The land extends beyond the immediate gardens to include an orchard, sloping paddocks, ideal for equestrian use, small scale livestock, or creating a productive smallholding. These areas are easily accessible and well screened, maintaining the property's calm, rural feel. In addition to this, Tregarth benefits from its own leat with attractive horse trough feature.

A generous driveway offers ample parking for multiple vehicles, along with a selection of useful outbuildings, which may suit workshops, storage, hobby spaces, or further development (subject to consents).

Altogether, the outside space offers exceptional versatility in a breathtaking location—perfect for those seeking a private Cornish retreat with room to grow, explore, and embrace outdoor living.



Services

Mains electric, water, drainage and oil fired central heating.



 EE Rating - D



£ Council Tax Band - F



Directions

What3Words - streetcar.eased.stumps

 Virtual Tour

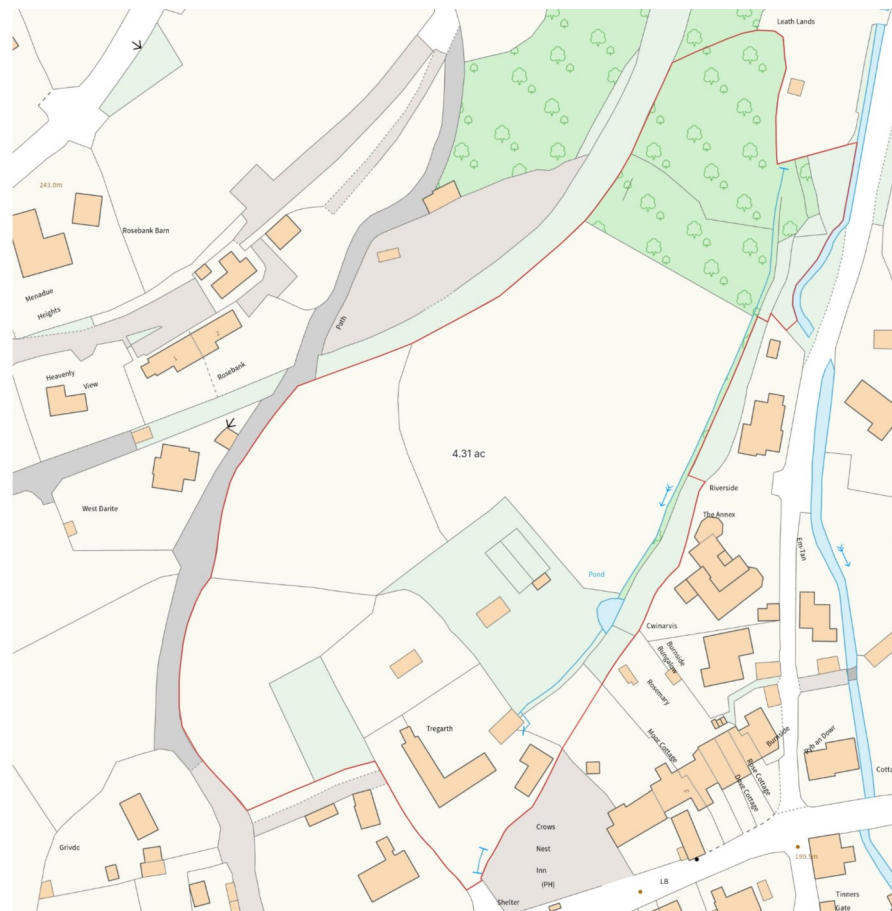
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Viewings strictly by appointment only

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