Speckled Wood

STAGS

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, Liskeard, Cornwall, PL14 5JQ

Liskeard (A38) 4.8 miles - Launceston (A30) 12.5 miles - Plymouth 21.6 miles

A generously proportioned barn conversion, set in an idyllic rural location and encompassed by beautifully landscaped, mature gardens

- Substantial Detached Residence
- Beautifully Landscaped Gardens
- Detached Double Garage
- Open Plan Living
- Tenure: Freehold
- 5 Double Bedrooms
- Annexe Potential
- 3 Shower/Bathrooms
- Approx. 0.77 Acres in All
- Council Tax Band: G

Guide Price £699,000

SITUATION

The property is nestled amidst the Cornish countryside, positioned on the edge of Crows Nest, a rural hamlet on the eastern foothills of Bodmin Moor offering the perfect blend of character, space, and privacy. Known for its well attended 17th Century public house, The Crows Nest Inn, the hamlet is positioned within reach of the neighbouring villages including Darite, Tremar and St Cleer. The larger towns of Liskeard and Launceston are within reach, where both towns offer an excellent and diverse range of shopping, educational and leisure facilities. The A30 at Launceston connects the Cathedral cities of Truro and Exeter, whilst the mainline railway station at Liskeard provides access to Plymouth and London.

DESCRIPTION

A truly special and well cherished residence positioned overlooking beautifully landscaped gardens and Cornish Countryside in the distance. Having been sympathetically converted and extended over the years, the property merges traditional features with a contemporary dining room and is understood to have been originally converted in 1986, constructed of stone under a natural slate roof. The wooden windows are single glazed and benefit from secondary glazing whilst the rest are double glazed.

ACCOMMODATION

The accommodation is presented in good decorative order throughout, with scope to create a self contained annexe if required. Entrance is directly off the driveway, via the formal entrance into the impressive vaulted entrance hall, or via a side access into the boot room with utility space. The kitchen/breakfast room is fitted with a full range of units with an integrated fridge and freezer, electric cooker and hob, with additional space and plumbing for white goods. There is an oil fired Aga for cooking, with space for a table and chairs. Alongside the seating area is a more formal dining space with large floor to ceiling windows and a door to the rear balcony. The sitting room showcases a number of rustic features including a vaulted ceiling with wooden beams, wooden lintels, an impressive fireplace housing a multifuel stove, complete with doors to the rear balcony.

The original barn comprises three double bedrooms, including a principal bedroom located on the ground floor, which benefits from a generously proportioned en-suite shower room featuring a larger than average walk-in shower. The remaining two bedrooms are serviced by a well-appointed family bathroom, an additional WC, and a number of built-in storage cupboards situated along the hallway whilst a spacious landing to the rear of the sitting room currently functions as a study area. On the opposite side of the barn, there are two further double bedrooms, one of which is complemented by an en-suite shower room, whilst the other enjoys a private balcony and views over the gardens. There is a further WC and the utility room which offers space and plumbing for various white goods and ample work surfaces.

OUTSIDE

The gardens are an impressive feature and must be viewed to be appreciated, with well defined boundaries and meticulously well kept lawns. There are a variety of mature trees and shrubs providing privacy, shade and shelter along with an array of colour throughout the changing seasons. There are private areas of lawned gardens accessed via archways cut through the beech hedging and a separately enclosed area dedicated to a vegetable garden. There is a block paved seating area and a the balcony to the rear which enjoys a Westerly facing and private aspect overlooking the gardens and countryside in the distance.

To the front is a private and gated driveway, with parking and turning space for 4-5 vehicles alongside a stone fronted double garage which blends seamlessly with the property and surroundings. The garage features an electric roller door, power and light connected, an adjoining lean to potting shed/log store and further storage in the cellar under the property.

SERVICES

Mains electricity and water. Private drainage via septic tank (last emptied July 2025). Oil fired central heating and multifuel stove. Broadband availability: Ultrafast and Standard. Mobile signal: voice and data available (Ofcom). Privately owned solar panels with feed in tariff benefit. Access to the private driveway is via a right of way over the gravelled track, shared with two neighbouring properties and owned by the neighbouring farm. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

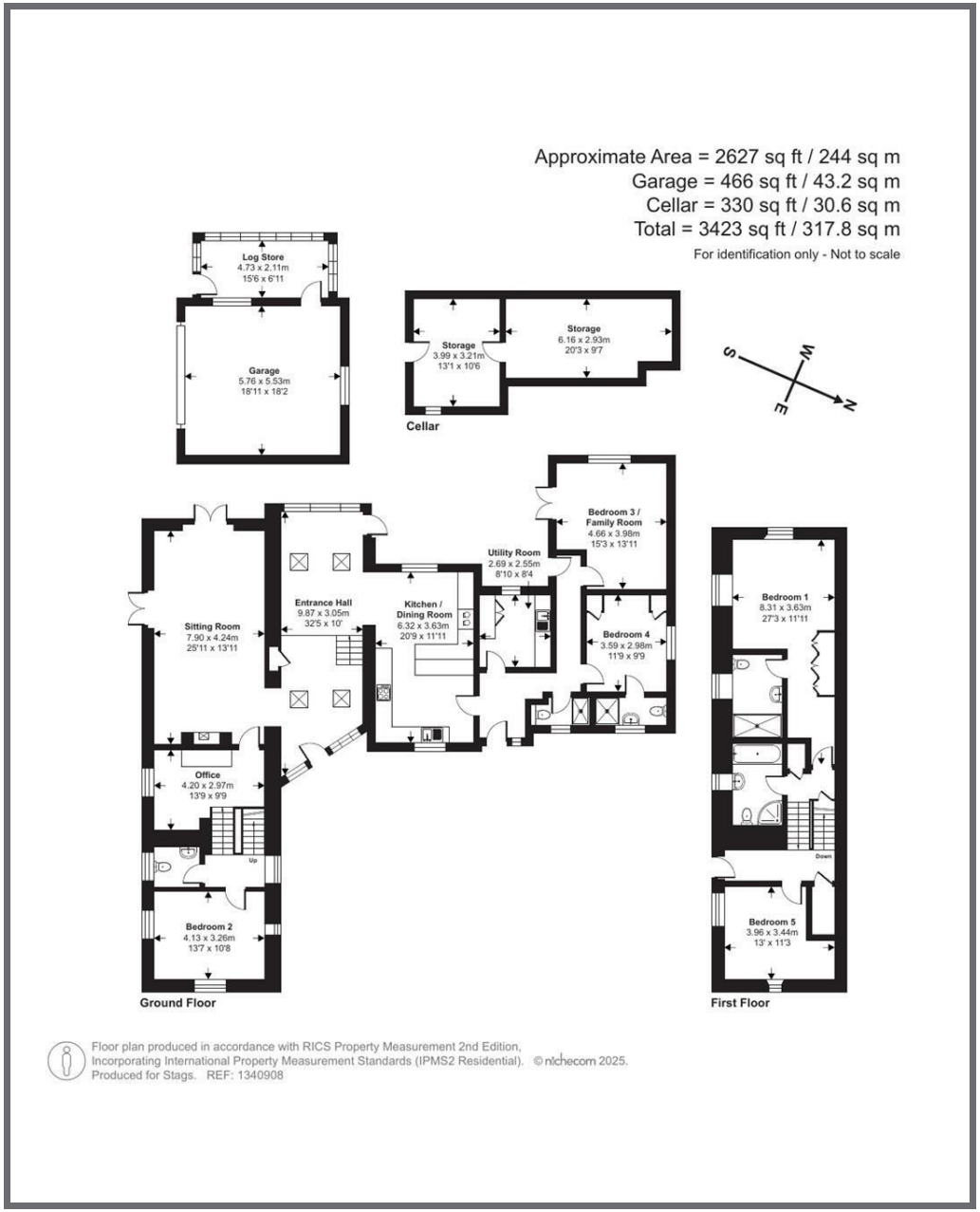
VIEWINGS

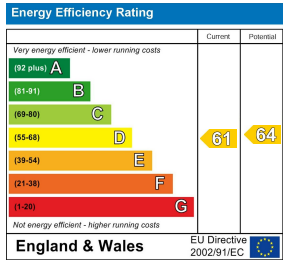
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

Please use what3words.com: ///purely.verb.internal. Further directions available on request.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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