



East Coombe Farm

St Pinnock, Liskeard, Cornwall PL14 4NA

KIVELLS



East Coombe Farm

St Pinnock, Liskeard, Cornwall

Liskeard 5 miles Plymouth 24 miles Looe 11 miles

For Sale by Private Treaty

Guide Price: £875,000 – £900,000

Three bedroom, two bathroom, three reception room character detached house

Splendid private location, with far reaching rural views

Outbuildings with significant potential for alternative uses

Located in rural East Cornwall between the wide expanses of Bodmin Moor and the South Cornish coastline

In all 45.50 acres of land and woodland



Location

Positioned in a super private location, with no near neighbours and along a private entrance lane surrounded by its own land. Close by are several villages, with the former market town of Liskeard and the South Cornish port town of Looe a short distance providing town facilities, railway station and link to the main A38.

The wide expanses of the mystical Bodmin Moor, a granite moorland area providing endless walking, outriding and leisure opportunities, perhaps best known for Brown Willy, the highest point in Cornwall and its sister tor, Rough Tor. The South Cornish coast provides sandy beaches, picturesque towns and villages and the coastal footpath. Close to the property are a network of quiet parish roads and footpaths providing walking and outriding opportunities.

East Coombe Farm provides splendid isolation and privacy, yet is easily accessible to local infrastructure, facilities and leisure pursuits, noting the property has not been on the open market for a number of years and represents an opportunity not to be missed.



The House

East Coombe comprising a former farmhouse providing detached characterful accommodation, retaining many appealing period features. The house benefits from double glazing and oil central heating.

Approached along a private driveway, with its principal aspect over gardens and land to the countryside beyond, offering opportunities for extension, subject to the necessary planning consents being sought.

Accommodation

Entrance via a wooden stable door:-

Hallway

Shower Room

with WC, wash handbasin and shower cubicle.

Utility

with range of fitted units, roll top work surfaces over and integrated washing machine.

Kitchen/Dining Room

with fitted units, integrated dishwasher, undercounter space for fridge and space for freestanding Rangemaster.

Living Room

with wooden door leading to the rear garden, wood burning stove, wooden mantle and slate hearth and wooden beams. Stairs rise to the first floor.

Snug

with wooden beams, wood burning stove, wooden mantle and slate hearth.

First Floor

Study

Bedroom One

Bedroom Two

with access to attic via loft hatch.

Bathroom

with pedestal wash handbasin, access to attic via loft hatch, bath with panelled surround, shower cubicle and low level WC.

Bedroom Three

Fitted wardrobes.





Outside

East Coombe is approached along its own private entrance lane, leading to the rear of the house, which provides extensive gravelled parking and access to the outbuildings.

At the front there are large pretty lawned gardens with flower and shrub bed borders, stoned patio and a lower garden area with stream running through. The gardens provide an excellent place to soak up the extensive country views.

The Outbuildings

Of particular note is the opportunity to utilise some of the outbuildings for alternative uses (subject to the necessary planning consents). The buildings were formerly used for agricultural purposes, although now lend themselves to a variety of alternative uses, including equestrian.

The buildings comprise the following:-

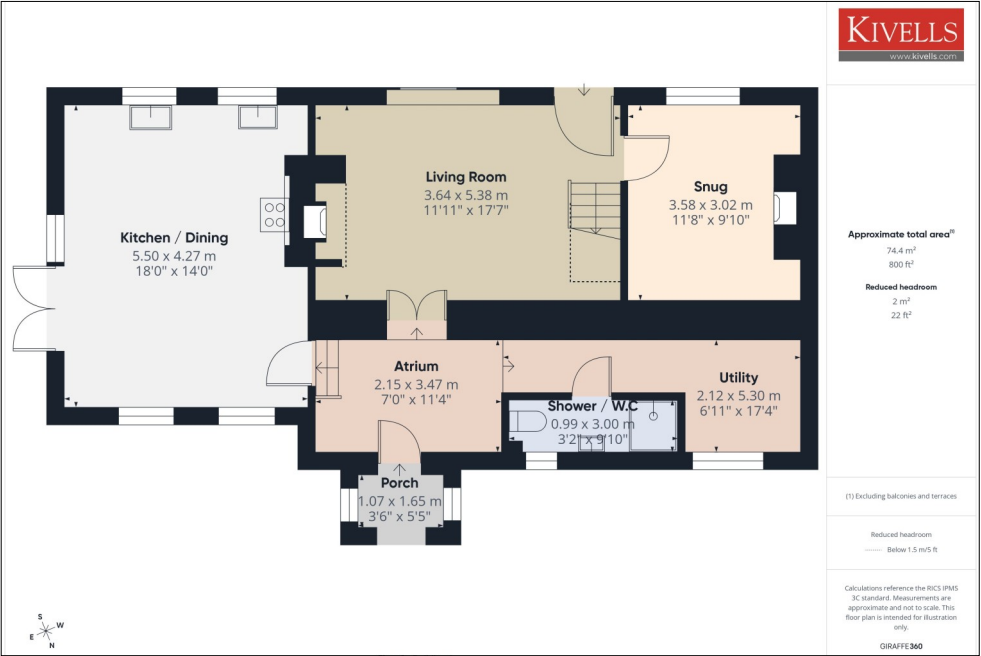
1. Blockwork with corrugated roof partially open fronted building used for garaging/workshop and housing a hot tub, with tiled floor and doors to the front to soak up the rural views.
2. Stone with corrugated roof part rendered and renovated traditional farm building with part loft over providing domestic storage.
3. Blockwork with corrugated roof former farrowing pens.
4. Blockwork and corrugated roof stable building currently utilised as a woodstore and workshop.
5. Blockwork with corrugated roof former animal pens with concreted yard outside, beyond which is access to the land.

The Land

East Coombe Farm extends to 45.50 acres, with the house and buildings situated centrally within the land, ensuring absolute privacy. The majority of the land comprises pasture, most recently used for livestock grazing purposes. The land runs into a valley with some woodland fringes, providing ample wood for your open fire or woodburner. Beyond the woodland fringe is a pretty stream boundary. The land is accessible off the main farm drive and some short sections of ancient cartways.

The land offers tremendous opportunities for farming/smallholding, amenity, equestrian use and for those with sporting interests.





Other Information

Services

East Coombe is serviced by mains electricity, mains water and private drainage.

Viewings

Strictly by appointment only. Please contact Kivells Farms and Land Department 01579 345543 or mark.bunt@kivells.com to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor's agent whose decision acting as experts shall be final.

⚡ EE Rating 'C'

£ Council Tax Band 'B'

/// Directions

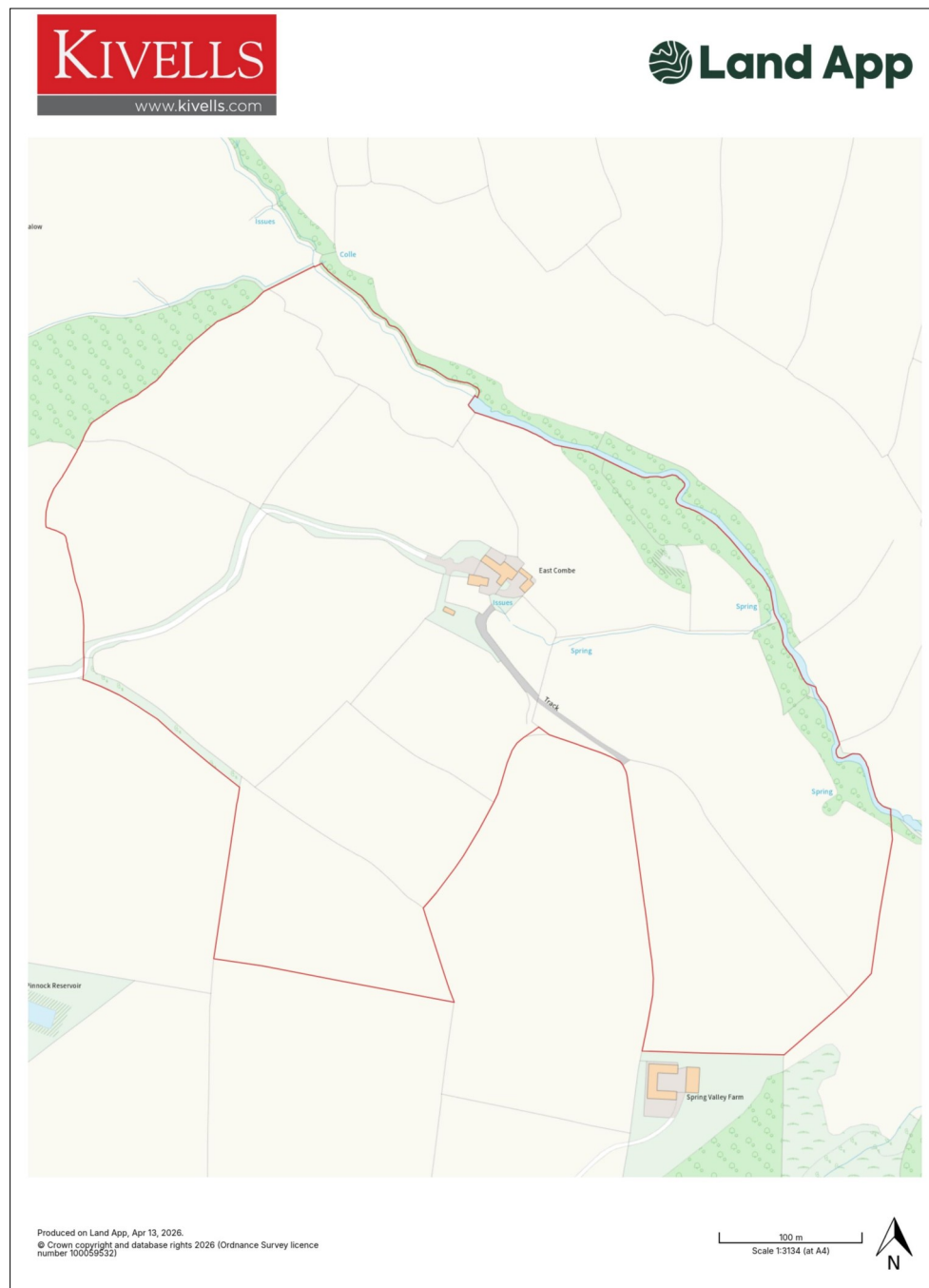
What3Words – wire.sweetener.awaited

🗺 Virtual Tour

<https://tour.giraffe360.com/324c24748e9c4ed38554bdc17f877680>

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