Longbarn

STAGS

Longbarn

St. Keyne, Liskeard, Cornwall, PL14 4RS

Dobwalls 3.5 miles - Liskeard 4.2 miles - South Cornish Coast 5.4 miles

A versatile smallholding opportunity comprising a two bedroom barn conversion and adjoining pastureland extending to approximately 9.50 acres in all

- Versatile Barn Conversion
- Adjoining Pastureland
- Ample Off Road Parking
- Stable/Field Shelter
- Tenure: Freehold
- Potential to Extend (STP)
- Approximately 9.50 Acres in All
- Stone Outbuilding
- Private Rear Garden
- Council Tax Band: C

Guide Price £550,000

SITUATION

The property is situated amongst the former farming settlement of Coombe Farm close to the small and sheltered rural hamlet of Herodsfoot. Herodsfoot itself has a village church with other amenities available at Dobwalls and Duloe including churches, primary schools, post office/shops and popular public houses. The market town of Liskeard is 4.2 miles away with a range of amenities including a mainline railway station with regular services to London Paddington via Plymouth and Exeter. The city of Plymouth is 25 miles offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports. The South Cornish coastline is 5.4 miles away offering a variety of popular beaches and access to the stunning South West Coast Path.

DESCRIPTION

A traditionally built stone barn understood to be converted to a residential dwelling in 1996 presenting a fantastic smallholding opportunity for agricultural, smallholding or equestrian uses. Situated in a former farming hamlet offering both peace and privacy, the property is complete with ample off road parking and various buildings.

ACCOMMODATION

The accommodation is presented in good order throughout, showcasing typical features such as tiled floors, wood paneled ceilings and exposed wooden beams. Presented over split levels and with the potential to adapt for single storey living requirements, the property also has the potential to extend (STP) or incorporate other parts of the property for additional accommodation if required. A generous open plan kitchen/sitting room is accessed directly from the front of the property, with a range of fitted kitchen units and space for various white goods in both the kitchen and adjoining utility room, which couples as a workshop. A single hallway leads to both double bedrooms, serviced by a part tiled family bathroom and separate cloakroom with WC.

OUTSIDE

The property is accessed via a courtyard to the front, offering ample parking and turning space for a number of vehicles. Adjoining the property is a former stable block, sectioned into three separate stables with stable doors at the front. There is a detached stone outbuilding currently used as storage which also offers scope to incorporate into the property subject to gaining the necessary consents.

Directly positioned at the rear of the barn is a private, sheltered and enclosed garden mainly laid to lawn with a gate directly into the first paddock. The first paddock is gently sloping, with a large stable and field shelter, with separate access via the western boundary. Adjoining the first paddock and also accessed directly from the northern road boundary is a larger and highly productive pasture field. In all, the property extends to approximately 9.50 acres.

SERVICES

Mains electricity and water. Private drainage via a shared septic tank. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.
Agents Note: Please note that the photograph showing the boundary outline is for identification purposes only and should not be relied upon.

VIEWINGS

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

DIRECTIONS

From the village of Dobwalls, head south passing the Spar shop and Primary School on the left following signs to Duloe, Herodsfoot and St Keyne. After approximately 3 miles, turn right signposted towards Herodsfoot and continue along this lane for approximately 0.5 miles, turn left onto an unnamed lane. Follow this road into the hamlet of Coombe Farm were the property is located on your left hand side. Please note that Sat Nav may not take you to the exact location.

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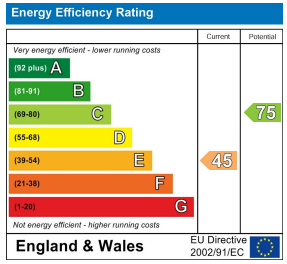
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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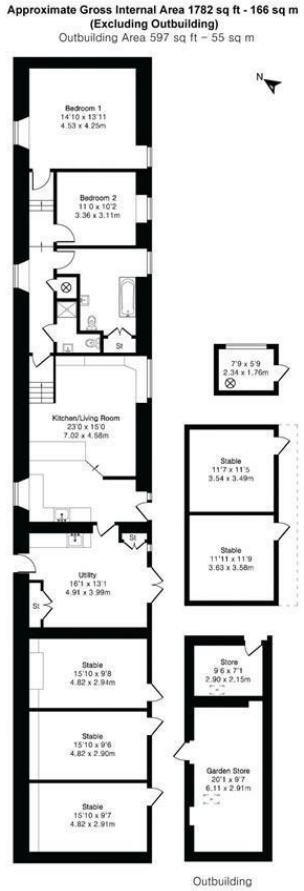

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.