

# Dunsley Barton

Nr Upton Cross, Liskeard, Cornwall



Jackson-Stops  
& Staff



People **Property** Places



A delightful country home with extensive stone outbuildings, gardens, paddock and unspoilt far reaching views over miles of countryside to Dartmoor.

Guide Price £635,000

## Features

- Impressive Reception Hall
- **Upper Floor**
- Dining Hall
- Sitting Room
- Study
- Kitchen/Breakfast Room
- **Ground Floor**
- Cloakroom/WC
- 3 Bedrooms
- Family Bathroom
- 1 En-Suite Shower Room
- Utility & Boiler Room
- **Annex**
- Separate Entrance
- Living Room/Kitchen
- 2 Bedrooms
- Shower Room/WC
- Generous Outbuildings
- Greenhouse
- Large Wooden Workshop
- Natural Grounds of Some 2 acres

## Distances

- Upton Cross 0.5 mile
  - Liskeard 6 miles
  - Callington 8.5 miles
  - Plymouth 26 miles
- (Distances approximate)

## The Property

A delightful rural home skillfully created and converted some 27 years ago from stone buildings by the present owners so as to provide a highly individual, spacious country house and two bedroomed annex with wide and far reaching rural views to Dartmoor. The accommodation is reversed and the entrance porch opens to a generous reception hall with a cut slate floor. The stairs rise to the living accommodation, and the ground floor continues with a cloakroom a principal bedroom suite, two further bedrooms and a family bathroom, both facilities having attractive ceramic floor and wall tiles. The utility and boiler room provides a link to the two bedroomed annex which otherwise has its own stable door entrance. Upstairs, rooms lead off an appealing dining hall with its full height lofty ceiling and doors to a secondary staircase and out via granite steps to the garden. The triple aspect sitting room focusses on a stone fireplace with wood-burner and slate hearth and has a return door to the study. Completing the living accommodation, the spacious kitchen/breakfast room with country pine fittings has an oil-fired Rayburn range a walk-in larder and rural views to Sharptor and The Cheesewring.

## The Location

The hamlet of Upton Cross has a post office and general stores, a primary school a village inn and Sterts open air theatre. Dunsley Barton lies just off the moors to the north of the old market town of Liskeard which offers more comprehensive shopping and business facilities. There are some fascinating archeological features in the vicinity together with many moorland walks offering far reaching un-spoilt rural views being close to some of the higher points in the county.



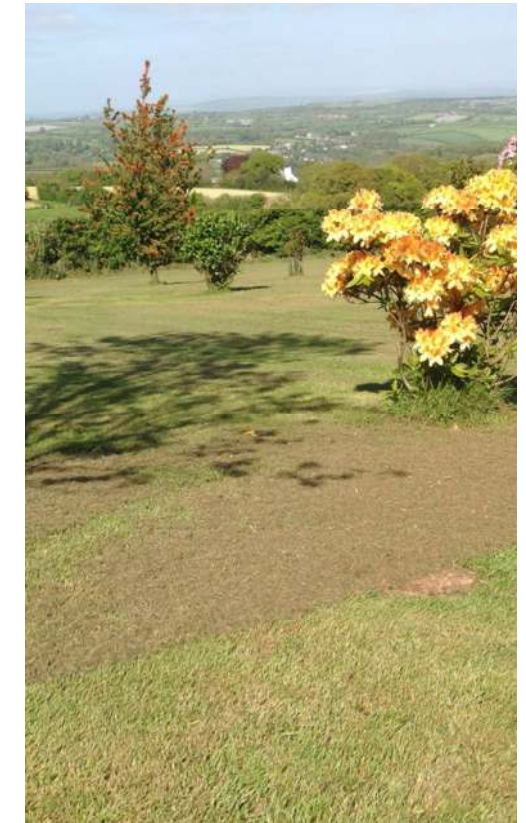


## Outside

Approached over a well surfaced private road of about 100 yards, the private drive of Dunsley Barton sweeps up to the house passing a variety of shrubs and paddock, then revealing a pretty courtyard between the house and its substantial range of buildings that provide carports and a variety of vehicle storage and stabling. The grounds extending to some 2 acres surrounding the dwelling, laid essentially to grass interspersed with a variety of young trees but easily returned to a pony paddock if required. In addition there is a useful large workshop some 40' in length and a modern greenhouse: All in all, a delightful setting for this appealing country home.

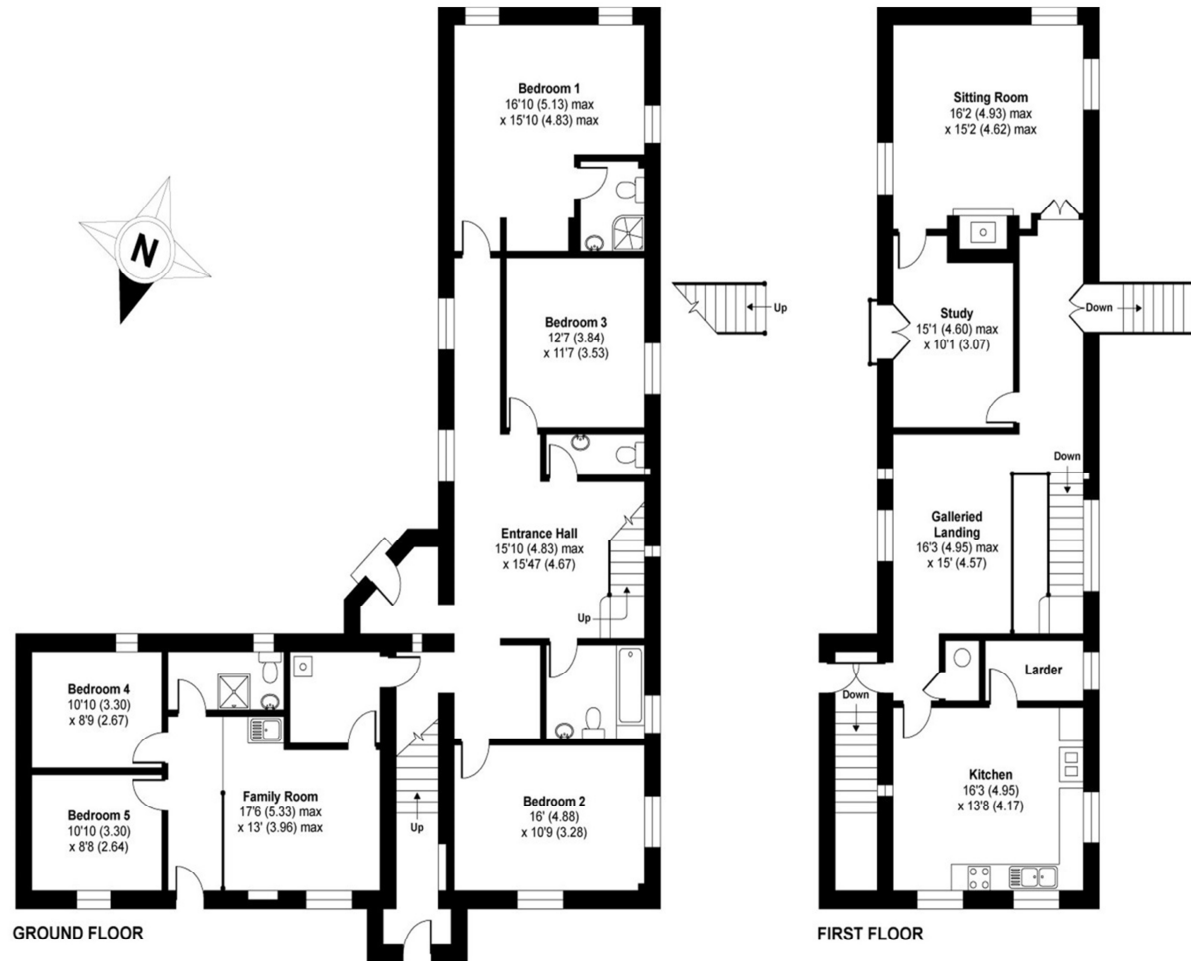
## Property Information

**Postcode:** PL14 5AY  
**Council Tax Band:** G



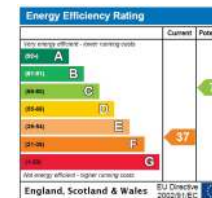
# Dunsley Barton, Upton Cross, Liskeard

APPROX. GROSS INTERNAL FLOOR AREA 2824 SQ FT 262.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Services:** Mains electricity is connected to the property. Water is from a private borehole. Drainage is to a private system.

**Fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority:** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing:** By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

**Fast Find:** 59779

## Directions

Leave Liskeard on the B3254 in the direction of St Cleer continuing over the moorland with the Caradon mast away on the left and continue to Upton Cross. Turn left for Minions and Sibleyback Lake (where there is an outdoor activity centre) and after a few hundred yards turn right onto a private road between two sets of cottages signed Public Footpath, Burning House and Henwood.

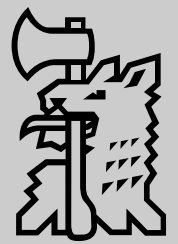


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