



STAGS

Tresawson Farm



Tresawson Farm

Lanreath, Looe, PL13 2NT

South Cornish Coast 5 miles Liskeard (A38) 10 miles Bodmin 13 miles

- Kitchen
- Sitting/Dining Room
- Conservatory
- Downstairs Shower Room
- 3 Double Bedrooms (Master with En Suite)
- Stabling, Tack Room and Double Garage/Workshop
- Gardens and Paddock
- 1 Acre in all

Guide price £420,000

SITUATION

The property enjoys an idyllic rural location surrounded by farm fields and approached over its own drive. It has panoramic, uninterrupted south and west facing views from the house and garden over surrounding farmland as far as Gribbin Head and Dodman Point, some 15 miles away. In the pleasant and accessible southeast of Cornwall, the property sits on the fringes of the picturesque village of Lanreath with its own shop and post office, village hall, church hall and church. The nearest primary school can be found at Pelynt, 2.5 miles away. The market town of Liskeard is 10 miles and Bodmin some 13 miles distant, both with a comprehensive range of facilities including shops, schools, doctors, dentists, veterinary surgeries, leisure centres and places of worship.

At Liskeard there is a mainline railway station serving London Paddington (via Plymouth) and access to the A38 trunk road which links to the city port of Plymouth with its superb range of shopping facilities including department stores, deep water marina and regular ferry crossing to Northern France and Spain. The South Cornish coast with its extensive cliff walks and attractive beaches, together with the picturesque coastal villages of Looe, Polperro and Fowey (by ferry), are some 6 miles away.

DESCRIPTION

In a secluded setting and approached over a long drive, the property comprises a detached, south facing former farmhouse which is well presented throughout. The property has undergone refurbishment in recent years to a contemporary standard with double glazing and oil fired central heating, yet incorporating character features including exposed beams and stonework.



Charming detached south facing period farmhouse with stables, paddock and far reaching countryside views





ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; entrance hall with stairs rising to first floor, downstairs shower room comprising low level WC, fully tiled shower cubicle, pedestal wash hand basin and heated towel rail. The sitting/dining room brims with character with a fireplace at both ends (one currently blocked off) and one housing a woodburning stove, exposed stone walls, beams, window seats and double doors opening into the conservatory. The conservatory has views over the garden and countryside beyond, tiled flooring and double doors leading onto an extensive Yorkstone south facing patio. Accessed from the entrance hall is the dual aspect kitchen comprising a comprehensive range of fitted wooden wall and base units with wooden work tops over, inset butlers sink with mixer tap and a 6 ring electric range style cooker. Space and plumbing for dishwasher, small washing machine and built-in fridge/freezer. Access to the front porch.

The first floor comprises a master bedroom with exposed A-Frames, painted wooden flooring and an en suite shower room comprising corner shower unit, pedestal wash hand basin, close coupled WC and heated towel rail. Bedroom 2 with extensive fitted wardrobes, pedestal wash basin, painted wooden flooring and views over the garden. Bedroom 3 with dual aspect windows and painted wooden flooring. The family bathroom comprises a wall mounted wash hand basin inset into a vanity unit, wood panel enclosed bath with central mixer taps, close coupled WC and heated towel rail.

OUTSIDE

The property is approached over a 0.2 mile long private drive (in separate ownership, but with a right of way over in favour of the property). A level gravelled area leads to the gated entrance of the property and a concrete drive to the parking and turning area. This provides access to the outbuildings which include a GENERAL PURPOSE OUTBUILDING 14.33m x 8.84m (47' x 29') currently set up as an American barn with stabling and a utility/tack room with WC. Adjacent is a DOUBLE GARAGE/WORKSHOP 10.67m x 6.71m (35' x 22').

The property is situated in beautiful gardens, predominantly laid to lawn with established tree and shrub borders. On the south side of the house there is a large paved patio extending to approximately 12.19m x 6.10m (40' x 20') (irregular shape). The spring-fed wildlife pond provides a wonderful natural habitat. In addition there is a small paddock which will appeal to those with equestrian or smallholding interests. The property extends in all to approximately 1 acre.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

From Plymouth take the A38 west to Liskeard. Approximately 1.5 miles after Liskeard, at Dobwalls roundabout, take the second exit on to the A390 towards St Austell. Pass through the village of East Taphouse and as you leave the village, turn left on to the B3359 towards Looe. After approximately 4.5 miles pass the turning for Lanreath and the private entrance drive will be found on the right hand side, signposted Tresawson Farmhouse.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

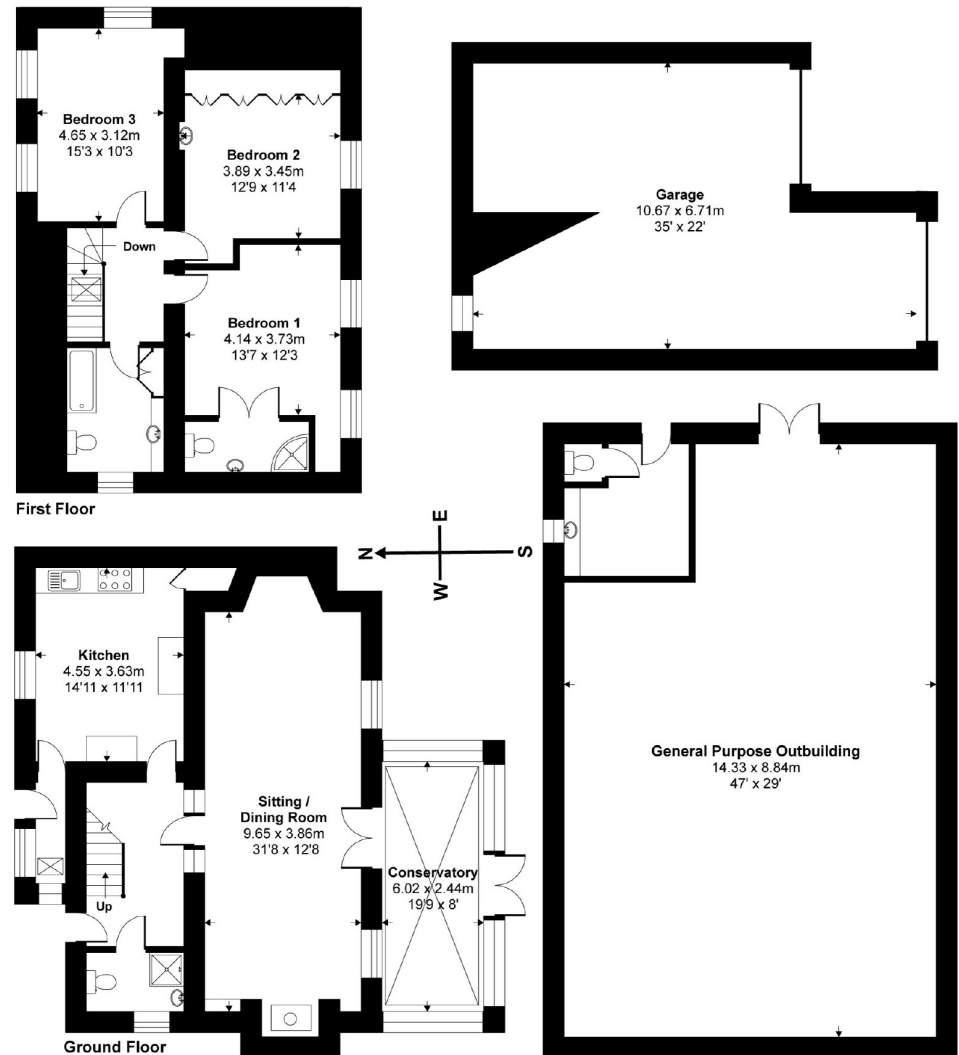
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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	A		
15-19	B		
10-14	C		
5-9	D		
1-4	E	55	57
0-3	F		
0-1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
227.2 Sq Metres 2446 Sq Ft (Includes Garage & Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale