

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





# LAKEVIEW | ST. KEYNE | PL14 4RN



- Opulent and individual detached country residence nestled in the Looe Valley
- Oak fitted kitchen/breakfast room with integrated appliances and walk-in larder
- Owned solar panels generating an annual income of approximately £1,000
- Three/four bedrooms and three bath/shower rooms
- Large two storey garage/workshop building with scope for an annexe
- Set in beautiful grounds exceeding 4.5 acres with paddock, woodland and lake
- Tastefully extended to feature three gracious reception rooms
- Energy efficient with ground source heat pump central heating and underfloor heating
- Enjoying good privacy with stunning panoramic countryside views



## SITUATION

St Keyne is a pretty rural Cornish village known for its famous well or sacred spring, which dates back to the sixth century. Within the village is the Parish Church, and railway station providing national rail links. The fishing port of Looe is only 6 miles away with sandy beaches and delightful coastal walks. Duloe village is 2 miles away with a lovely country pub with restaurant. The market town of Liskeard is also within 3 miles providing town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools. Also the A38 dual carriageway is easily accessible with direct access to Plymouth, Devon and westbound further into Cornwall

## GROUND FLOOR

### COVERED ENTRANCE

Travertine flooring, boot store and partially double glazed stable style door opening to the reception hallway

### RECEPTION HALLWAY

Travertine flooring, multi paned door to living accommodation and door to utility room

### UTILITY ROOM

Travertine flooring, Oak base units with slate work top, Belfast sink with mixer tap, ceramic tiled surrounds and wall mounted storage unit. There is one appliance space and plumbing for washing machine. Also within the room there is a WC and access to the ground source heat pump

### DINING ROOM

A lovely family room for entertaining with slate flagstone flooring and front aspect window overlooking the property's land and to rolling countryside beyond. Feature slate fireplace with tiled surround and raised hearth with inset wood burning stove beside fitted shelving. Also stairs rise to first floor accommodation and doors lead off to further living accommodation

### SITTING ROOM

A lovely light and airy dual aspect reception room overlooking the property's land and countryside beyond with double glazed French Doors opening to the terrace and garden. Travertine flooring

### KITCHEN/BREAKFAST ROOM

A triple aspect room with fine views, slate tiled flooring and ceiling down lighters. The kitchen suite features a range of Oak, base, wall and drawer units complemented by roll edged working surfaces with tiled surrounds, inset acrylic one and a half bowl sink unit with drainer, mixer tap and rinser. Integrated appliances include electric double oven, induction hob and extractor canopy, dishwasher and fridge/freezer. A lovely feature in this room is a former fireplace with recessed granite arch, worktops including solid granite worktop, display shelves and storage units with appliance space. Additionally there is a useful walk in larder store with quarry tile flooring and fitted shelving including slate shelf. Also there is a versatile under stairs storage cupboard

### SUN LOUNGE

A fantastic extension to the residence, bathed in light with a triple aspect and bi-fold doors creating an outdoor environment inside, opening the property up to the garden and terrace. This is a splendid environment to enjoy the stunning panoramic views over rolling countryside and the Looe Valley. Travertine flooring and under floor heating

## FIRST FLOOR

### LANDING

Loft access, skylight window and heated linen cupboard

### MASTER BEDROOM SUITE

A spacious master bedroom enjoying a dual aspect, fine views across Looe Valley vineyard and the property's land. Beside the bedroom area there is a walk in dressing area featuring a range of mirror fronted wardrobes

### EN-SUITE SHOWER ROOM

Fully tiled with ceiling down lighters and tiled flooring with bespoke vanity unit with twin wash basins with waterfall taps, storage units, large vanity mirror, WC and walk in shower enclosure with mains mixer shower

## BEDROOM TWO

A good sized double bedroom enjoying morning sun and overlooking the property's land

## BEDROOM THREE

Another double bedroom with lovely rural views

## FAMILY BATHROOM

Fully tiled with ceiling down lighters and tiled flooring with chrome towel radiator. The suite comprises a panelled bath with waterfall tap, electric shower, WC and Pine wash stand with built in drawers and storage unit, slate work top and circular wash basin with mixer tap

## GARAGE AND POTENTIAL ANNEXE

The garage building is located beside the property just off the driveway. The ground floor incorporates a large garage which will comfortably accommodate two or more vehicles with electrically operated up and over door, WC and storage room. From here there is an internal door giving access to a staircase which can also be accessed from outside, leading to the first floor landing with a storage cupboard, dual aspect double bedroom and shower room. Subject to planning permission the building could be converted into a self contained annexe or office, however currently the owners enjoy the use of the first floor as an extension to the sleeping accommodation of the main residence

## OUTSIDE

The property is approached from the Parish road via two five bar gates onto an expanse of driveway which will accommodate several vehicles with a turning point. From here steps descend onto the property's main entrance, beside a level lawn flanked by mature trees and a paved hard standing with a greenhouse. Also a paved pathway extends along the rear and side of the property which leads to a further area of lawn with a terrace laid to pavers and stone chippings with picket fence. This provides a splendid vantage point to thoroughly enjoy the property's views across the Looe valley, the land and the lake. The land gently slopes down to a level lawn with mature fir trees and meandering path leading down to the paddock. This is arranged at present as one gently sloping field with additional road access with gate from the Parish road and descends down towards the Looe Valley Railway Line with an area of woodland and the property's lake. In all the land extends to about 4.5 acres

## SERVICES

Mains electricity, water, private drainage and septic tank

## COUNCIL TAX BAND

A

## EPC RATING

D

## DIRECTIONS

From Liskeard centre, proceed along Barn Street and continue out of town on Station Road (B3254), passing the railway station on the left. Stay on this road for approximately 2.5 miles until you enter the village of St Keyne. On exiting the village turn off left just before the church and stay on this road passing the Well House, bearing sharp right at Locrenton and the property can be seen on the left beside Looe Valley Vineyard, identified by the Parkes & Pearn 'For Sale' sign

