



Tonley Farm



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Duloe, Liskeard, Cornwall, PL14 4PR

Duloe 2.5 miles - Liskeard 8.2 miles - South Coast 2.2 miles

A productive smallholding situated in an elevated position with extensive rural views and a short distance from the South Cornish coast

- 11.72 Acres In Total
- Viewing Advised
- 3 Bedrooms (All En Suite)
- Stables and Further Buildings
- Freehold
- Mature Apple Orchards
- Kitchen and Utility Room
- Agricultural Barns
- Rural Views
- Council Tax Band: C

Guide Price £795,000

SITUATION

This delightful and exceptionally adaptable property enjoys a rural position with picturesque views of the surrounding countryside. The famous fishing port and family resort of Looe is 2.2 miles to the south, with other coastal beauty spots such as Seaton, Talland Bay and Polperro close at hand. The rural village of Duloe is 2.5 miles.

The market town of Liskeard is 8.2 miles with a range of amenities including mainline railway station with regular services to London, Paddington via Plymouth and Exeter. The city of Plymouth on the Devon side of the River Tamar is 20 miles.

DESCRIPTION

The single level accommodation has been developed from a former timber-frame agricultural barn with a box profile steel roof. The property was converted in 2018 under Class Q Development (Planning Reference PA16/11806) into a fully residential 3 bedroom, 5 bathroom property with wonderful rural views.

ACCOMMODATION

The accommodation is clearly illustrated in the floorplan overleaf and briefly comprises: double glazed door with side casement leading into the entrance hall.



The dual aspect sitting room 7.34m x 6.73m (24' x 22') has far reaching rural views and two sets of double glazed doors, one leading to the dining room and the other to the inner hallway. The fitted kitchen has a range of base and wall mounted units, central island, 1 ½ bowl sink, integrated electric hob, eye-level oven and integrated dishwasher. Next to the kitchen is a utility room with space and plumbing for a washing machine and tumble dryer, door to the outside and cloakroom with low flush WC, wash hand basin and customised dog shower. From the inner hallway there is access to the family bathroom and 3 en suite bedrooms, all with patio doors leading to the enclosed patio area.

OUTSIDE

The holding has been created by the current vendor and has been based on 6 acres of exceptionally productive free draining land and a 5 acre productive 160 tree cider apple orchard. There is an existing static 6 BERTH CARAVAN 8.53m x 2.97m (28' x 9'9"). The vendors have acquired a certificate of lawfulness from the planning authority. This allows the caravan to be used for auxiliary purposes such as a farm office, staff rest room, but not for a permanent dwelling.

The outbuildings include two AGRICULTURAL BARNS the first measures approx. 13.54m x 8.84m (44'5" x 29') with solar panels on the roof and the other measures approx. 18.2m x 9.1m (60" x 30"). A newly constructed STABLE BLOCK with 4 stables, tack room and hay barn 19.8m x 3.7m (65"x12"). These open onto a concreted apron. There is a further enclosure with a BLOCK BUILT PIG ARCH.

The property extends in all to 11.72 acres (or thereabouts). (Please note the red lines are purely for identification purposes to show the approximate extent of the land on photos and should not be relied upon).

AGENTS NOTE

Please note the photographs were taken in 2022, a new stable block has since been constructed.

SERVICES

Private water. Private drainage. Mains electricity. Solar Panels. Please note the agent has not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

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

DIRECTIONS

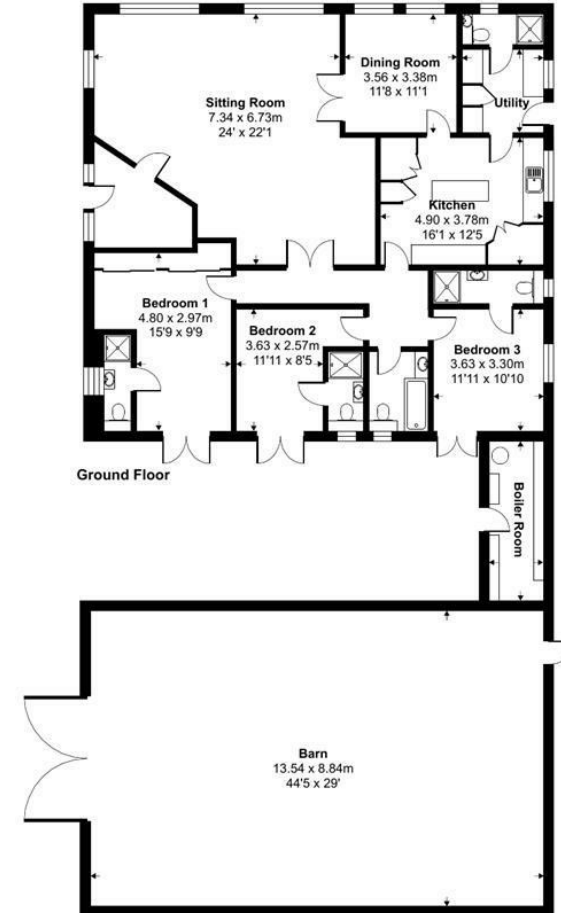
From Liskeard take the A38 dual carriageway east towards Plymouth. In approximately one mile, cross the carriageway, taking the B3252 road sign posted Looe. Follow this road until it joins the A387 Plymouth Looe road. In 1.8 miles proceed through Sandplace and in a further 0.7 miles turn right, going over the railway track and the East Looe River. Ignore the left hand turning and in 0.7 miles Tonley Farm will be found on the right hand side identified by a For Sale board. SAT NAV will not take you directly to the property.



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



Approximate Area = 1810 sq ft / 168.2 sq m
 Outbuildings = 5687 sq ft / 528.3 sq m
 Total = 7497 sq ft / 696.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 921893.



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