



Well Cottage



Well Cottage Coombe Farm

Herodsfoot, Liskeard, Cornwall, PL14 4RS

Dobwalls 3.5 miles Liskeard 4.2 miles South Cornish Coast 5.4 miles

Beautifully converted Barn in the former farming hamlet of Coombe Farm with adjoining pasture paddock and woodland.

- Full Residential Status
- 4 Bedrooms
- Further Land by Negotiation
- Tenure: Freehold
- Successful Holiday Rental
- Approx 3 Acres of Pasture Land
- Woodland
- Business Rated

Asking Price £675,000

SITUATION

The property is situated in 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 away 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

Well Cottage sits in the peaceful rural hamlet of Coombe Farm. The original buildings are believed to date back to the 1850's and were converted for residential use in 2007. The property has full residential use but currently operates as a successful holiday let. The house backs onto its own pasture paddocks and woodland which extend in all to 3.38 acres. An additional parcel of land connecting to the field at Well Cottage is available by separate negotiation. This land extends to approximately 4.03 acres with road access and a small field shelter.



ACCOMMODATION

Access to Well Cottage is on the first floor into a hall with slate floor leading to an open plan kitchen diner. The kitchen comprises a range of fitted base units with space for an electric range cooker with gas hob and extractor above. There is a ceramic sink unit, integral dishwasher and space for an American style fridge/freezer. The sitting room has a wood burning stove, double height ceiling with exposed A frame beams and doors to a decked patio and garden. Off the first floor hall is a separate cloakroom with wc and wash hand basin and access to the fourth bedroom with an en-suite comprising a shower cubicle, wc and wash hand basin. This room is currently set up as a formal dining room. From the hall, stairs lead to the ground floor with a principal bedroom and en-suite with a panel enclosed bath with shower above, wc and vanity sink unit. There are two further bedrooms, one of which is set up as a gym and sauna room, a family bathroom with panel enclosed bath, sperate shower, wc and wash hand basin and a utility room with space and plumbing for washing machine and tumble dryer.

OUTSIDE

Approached via a parish road to a gravel driveway with parking for three cars, a path leads to the front door. The garden is laid mainly to lawn with several flower beds, a seating area and a gate to the pasture paddock which backs onto the property. At ground level there is access to a useful storage area and wood store. The paddock has road access on one side, an orchard of 12 ancient Cornish variety apple trees and access the opposite end to a small wooded area. Amongst the woodland is a raised summer house overlooking the grounds towards a small stream. The land extends in all to approximately 3.38 acres.

SERVICES

Private water via bore hole and drainage via septic tank. Mains electricity, oil fired central heating, solar panels providing hot water and electric underfloor heating in some areas. FTTP, with speeds of up to 900mbps available'. Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

PLEASE NOTE YOUR SAT NAV WILL NOT TAKE YOU DIRECETLY TO THE PROPERTY. From the village of Dobwalls head south passing the Spar shop and Primary School on your left, continue for 2.6 miles on this road. You will pass a sign for Penbugle Organic Farm on your left and take the next right turn. Follow this road into the hamlet of Coombe Farm where the property is located first on your left.

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AGENTS NOTE

An additional 4 acres of land with a field shelter and road access is available via separate negotiation. This land is located next to paddock and an existing gateway currently connects the fields.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	

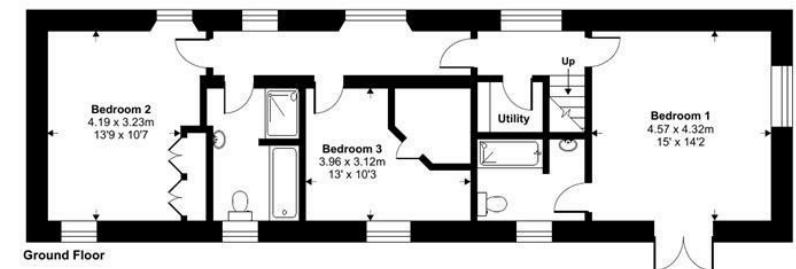
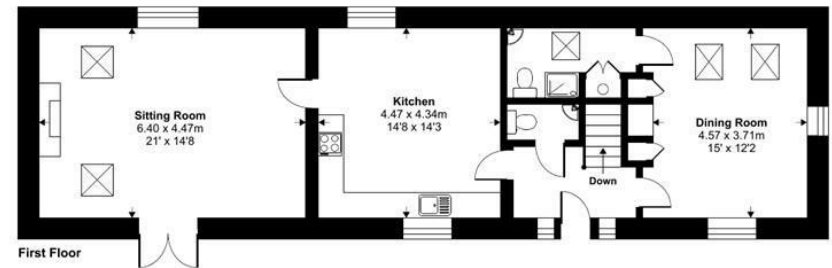
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1761 sq ft / 163.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 986383.



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