



The Byre and Well Cottage



The Byre and Well Cottage, Coombe Farm

Herodsfoot, Liskeard, Cornwall, PL14 4RS

Dobwalls 3.5 miles Liskeard 4.2 miles South Cornish Coast 5.4 miles

Converted barns and associated outbuildings with potential for further development currently operating as a successful holiday business situated in the peaceful rural former farming hamlet of Coombe Farm.

- Successful Letting Business
- Outbuildings with Potential
- Approx 3 Acres of Pasture Land
- Further Land by Negotiation
- 2 Full Residential Properties
- The Byre - Tax Band D
- Well Cottage - Business Rated
- Tenure: Freehold

Guide Price £1,375,000

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

The Byre and Well Cottage sit in the peaceful rural hamlet of Coombe Farm. The original buildings are believed to date back to the 1850's. Byre was converted for full residential use in 2000 and has the benefit of numerous outbuildings which given the necessary planning permission could be converted to additional holiday lets. Well Cottage was converted for full residential use in 2007 and has just over 3 acres of adjoining pasture land and a small woodland area. Well Cottage had been run as a successful holiday let for a number of years, turnover and occupancy details are available on request.



THE BYRE

This property is currently used as the owner’s residence. On the ground floor is a kitchen diner and an adjoining snug and utility room. Also, on the ground floor is a family bathroom and three bedrooms, one of which has en-suite facilities. On the first floor is a large study/ fourth bedroom, cloakroom with wc and wash hand basin, and a sitting room with wood burner. The Byre has a pretty courtyard garden with covered BBQ area, double garage and ample parking for multiple cars. There is a range of outbuildings comprising hobby/studio room, workshop and store and a indoor hot tub and sauna room with a shower and wc, which given the necessary planning permission could be converted to alternative uses. There is a productive vegetable patch, wildlife pond surrounded by a large variety for plants and natural flower meadow with a seating area enjoying wonderful views.

WELL COTTAGE

This property is configured as inverted accommodation with access on the first floor to an open plan fully fitted kitchen diner leading to a sitting room with a wood burner and double doors to a patio and the garden. Also on the first floor is a bedroom with en-suite facilities. On the ground floor are three further bedrooms, one of which has en-suite facilities. There is also a family bathroom and fully equipped utility room. Outside is parking for three cars, a private garden and access to a field and woodland. Please note the first floor bedroom is currently used as a dining room and one of the ground floor bedrooms is used as a gym and sauna room.

SERVICES

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

VIEWINGS

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

DIRECTIONS

PLEASE NOTE YOUR SAT NAV WILL NOT TAKE YOU DIRECTLY 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 Penbogle 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 on your left identified with a Stags For Sale Sign.

what3words.com

The Byre ///ends.brand.estuaries
Well Cottage ///squashes.above.deeper

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 the land being sold with Well Cottage. An existing gateway currently connects the fields.





The Byre



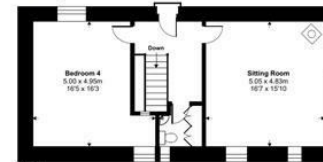
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The Byre



First Floor



Ground Floor

Well Cottage



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickson 2022. Produced for Stags, REF: 866276



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