



Higher Pennellick Farm



# Higher Pennellick Farm

East Taphouse, Liskeard, PL14 4NL

Liskeard (A38) 5 miles - Looe 8 miles - Plymouth 23 miles

A golden opportunity for those seeking a small holding and potential onsite business due to a small caravan site and a detached barn conversion – ideal for holiday guests or multigenerational living.

- Detached Four Bedroom Farmhouse
- Kitchen & Separate Utility Room
- Five Pitch Caravan Site with Planning Permission for Shower Block
- Planning Permission for Two Holiday Cottages
- Three reception Rooms
- Detached Three Bedroom Barn Conversion
- Approx. 14 Acres, Stables & Large Agricultural Outbuilding
- Council Tax Band E (Farmhouse) A (Cottage) - Freehold

## Guide Price £850,000

Higher Pennellick Farm sits on the outskirts of East Taphouse with its garage/general store catering for day to day needs. A more comprehensive range of shopping facilities can be found in the market town of Liskeard with its supermarkets, doctors, dentists, veterinary surgeries, places of worship and leisure centre. In addition is a railway station serving London Paddington (via Plymouth). The A38 gives easy access to Plymouth with its superb range of shopping facilities, deep water marina and regular ferry crossings to Northern France and Spain. The picturesque fishing village of Looe & beautiful Bodmin Moor are both a short drive away. The property is a spacious four bedroom farmhouse requiring a degree of updating whilst offering either multigenerational living or Holiday Letting via a detached three-bedroom, reverse level barn conversion. Further external benefits include, a large agricultural barn, approx. 14 acres of pastureland with stables, for those wishing to keep their equine friends at home or raise livestock.

Mains Electric/Mains Water/Private Drainage/Oil Fired Central Heating  
Two Wood Burning Stoves. Solar Panels.

Based on the latest data available to Ofcom ADSL Broadband & mobile coverage from EE & Three are available at the property.

NB\* The Farmhouse has spray foam insulation in the loft.










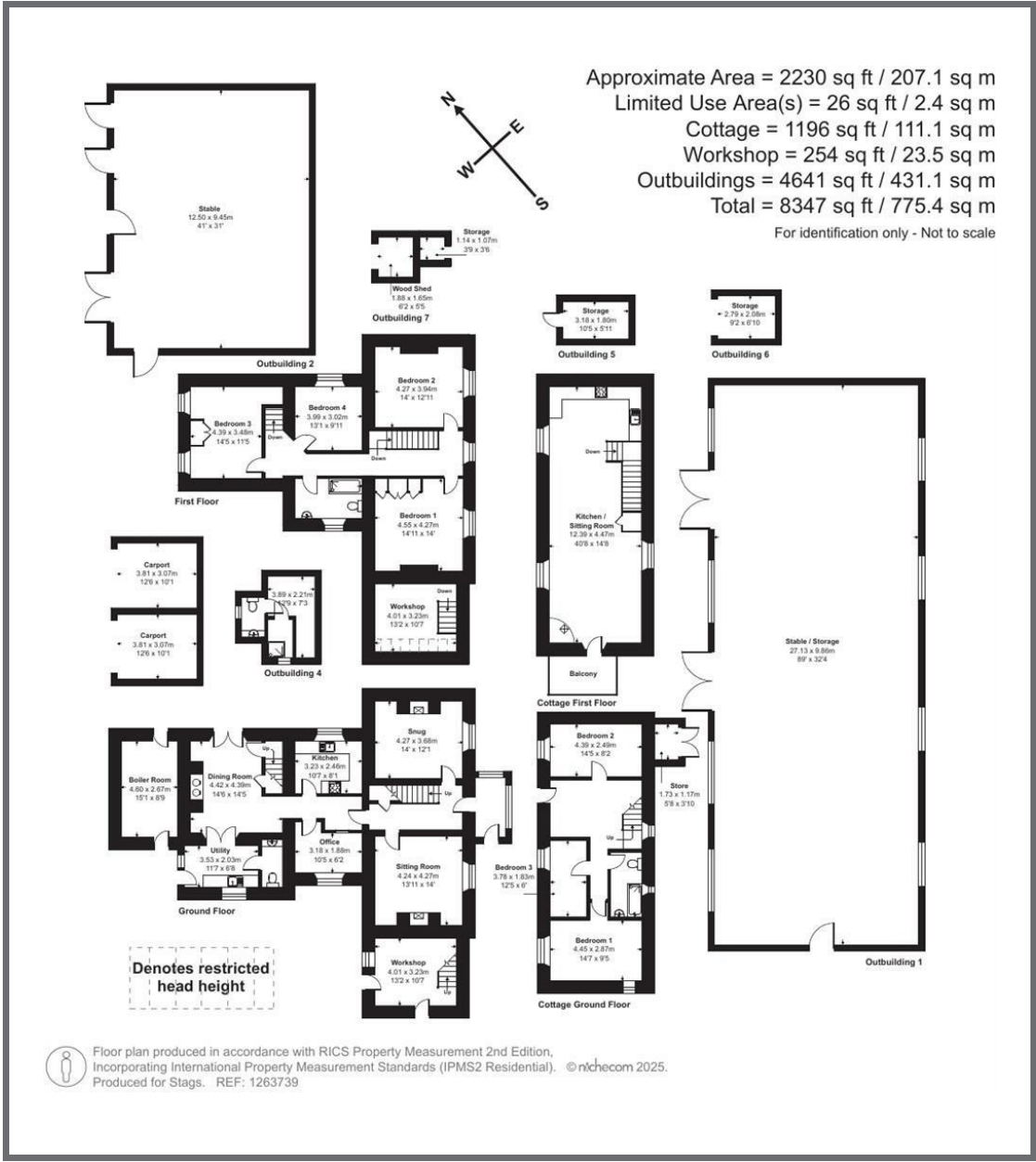
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	38	38	
(1-20) <b>G</b>			
Not energy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

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