



Higher Pennellick Farm



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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.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

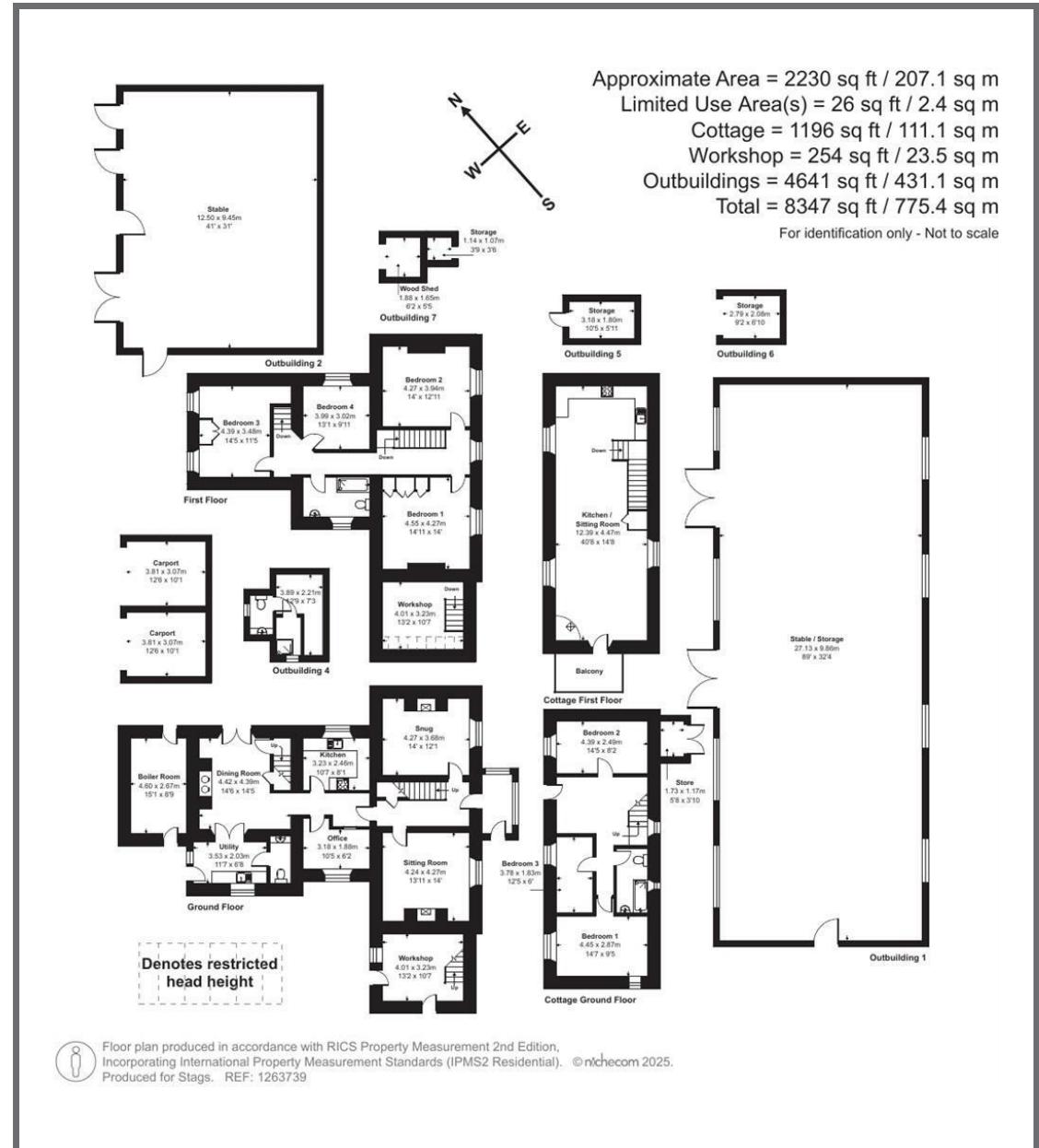


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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