



Coombe  
Farmhouse, St  
Keyne, Cornwall

# Coombe Farmhouse, St Keyne, St Keyne, Liskeard, PL14 4RS

Torpoint 18 miles Plymouth 23 miles St Austell 19 miles

- Two Holiday Letting Cottages Generating Significant Income
- 10 Acres
- Large Modern Agricultural Building
- Suburb Location
- Lake, Ponds and Stream
- Planning for Two Further Cottages

**Guide price £895,000**

## SITUATION

This beautiful farmhouse, makes up part of small the hamlet at Coombe, ideally located in the green rolling countryside in this forgotten corner of Cornwall. Coombe Farmhouse is betwixt the bustling agricultural market town of Liskeard and the south coast resort of Looe, and only a short distance from a number of beautiful sandy beaches.

The area represents a fine lifestyle investment, fabulous Sailing and water-sports are available at Looe, Fowey, Plymouth along with various other harbours and beaches along the south Cornish coast. The opportunities for Riding and Walking in the area are numerous, the charming village of Herodsfoot is within half a mile, offering idyllic walks and rides along the West Looe Valley and in Deerpark Forest, or if you are feeling adventurous there are walking routes to Looe itself. The Eden Project, Fowey, Lanhydrock House and Golitha Falls are also within easy access. Golf courses can be found at Whitsand Bay, Looe Bindown and St Mellion.

Coombe Farmhouse is beautifully rural yet not isolated and is located, only a short distance from the A38, giving easy access to Plymouth to Exeter and the M5.

## DESCRIPTION

This fabulous former farmhouse offers spacious and welcoming accommodation with the additional benefit of two popular holiday letting cottages. Set in beautiful gardens and grounds, paddocks, woodland, established orchard extending to 10 acres, with a pretty lake, and a useful range of modern agricultural outbuildings. The land is ideal for the small holder or equine enthusiast alike and the woodland provides a variety of recreational uses.

On the market to allow the current owners to realise their dreams and sail off around the world, which means that the contents could be available by separate negotiation.

## ACCOMMODATION

Approached from, a quiet parish lane, a gate entrance opens, to a large hard standing and parking area. A gravel and slate flagstone path winds to an open-fronted Porch, crossing the threshold, a welcoming entrance hall warmly greets you, a slate tiled floor is friendly for muddy paws, a feature inglenook fireplace with bread oven with slate hearth and granite lintel above, under a beamed ceiling, there is also a useful utility room and cloak room. Back in the main body of the house, the sitting room with inglenook fireplace with wood burning



A beautiful country residence with two quality holiday cottages,  
privately positioned within 10 acres of gardens and pasture.





stove and slate flagstone flooring again under a beamed ceiling, French windows, lead to the garden room, which flows to the court yard beyond.

The formal dining room, is a double aspect room with plenty of space for a good size dining table. A door leads to the generous kitchen with a range of fitted units, and space for a breakfast table, French window lead to the portico, a wonderful place to sit, even in the rare inclement weather and enjoy picturesque views over the gardens, lake and the surrounding countryside beyond.

To the first floor, there are four double bedrooms, the most enjoys its own en suite facilities.

### COTTAGES

There are two holiday cottages, Hazel and Willow Cottage, these charming barn conversions have been sympathetically converted in 2006 and used as a holiday cottages from 2009 and 2011, with a high standard of finish, like the house they are well located for the coast and picturesque Cornish countryside. Currently let by an agent ([holidaycottages.co.uk](http://holidaycottages.co.uk)) they generate a generous income, with lots of further potential. They enjoy a high degree of privacy from the main house. The Cottages are popular with a good occupancy rate and a high level of repeat business.

### GARDENS AND GROUNDS

The gardens beautiful, with a small rill that cascades down the garden and connects to the feature lake at a waterfall. To the rear of the house is a lovely gravel courtyard, which perfect for alfresco dining and entertaining, while enjoying the appealing views over the gardens, lake and bluebell woodland beyond.

The owners have recently planted a cider apple and soft fruit orchard, that are about to become productive. The grounds led themselves for those in search of the Good life presently there is a flock of chickens, ducks, geese, and several purebred sheep.

Beyond the cottages is a large modern agricultural building of concrete and timber portal frame construction with half-height concrete walls with timber cladding above under a pitched corrugated sheet roof. This clear span building provides many opportunities for storage, livestock and indoor arena, with a lean-to Workshop and Store.

The property extends to approximately 10 acres of gardens, grounds, lake, woodlands and pasture paddocks, there are two pasture paddocks of 4.5 acres provide good grazing for the smallholder and equestrian enthusiast alike. The 3.7 acres of woodland offers interesting walks and recreational activities.

### PLANNING PERMISSION

Permission was granted in April 2017, for the demolition of a the agricultural barn and construction of 2 further holiday cottages and garaging. Full plans are available online at Cornwall Council website reference PA17/01014.

This will add significantly to the income potential available.

### SERVICES

Private Water and drainage. Mains Electricity. Oil fired central heating & wood burner stoves. Heating Cottages - LPG central Heating.

### TENURE

Freehold

### LOCAL AUTHORITY

Cornwall County Council

### VIEWINGS AND NEGOTIATIONS

Strictly by appointment through Stags' Plymouth office: 01752 223933 or Email: [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk).

### DIRECTIONS

From the A38 pass Liskeard, and continue to the Dobwalls bypass, at the roundabout take the first left, and continue into the village of Dobwalls, and turn right signed Duloe and Herodsfoot. After 3 miles, turn back on yourself signed Herodsfoot, and follow this road into the hamlet where you will find the house on the left after the 5 bends.





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

Stags

34-36 North Hill, Plymouth, Devon, PL4 8ET

Tel: 01752 223933

plymouth@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 07 (Current), 41 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 41 (Current), 41 (Potential)

Approximate Gross Internal Area = 200 sq m / 2153 sq ft  
 Willow = 54.1 sq m / 582 sq ft  
 Hazel = 35.5 sq m / 382 sq ft  
 Total = 289.6 sq m / 3117 sq ft

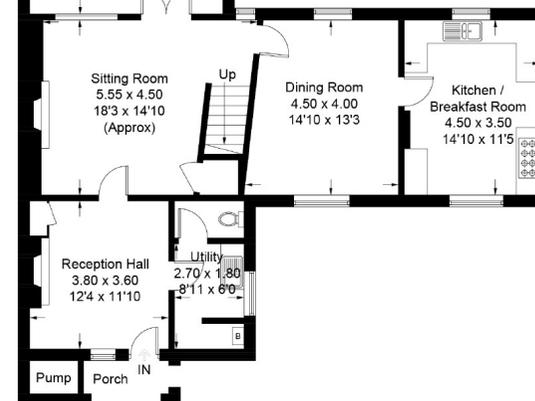


First Floor

Hazel



Willow



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID351405)