

East Tremar Farm

STAGS

East Tremar Farm

, Liskeard, Cornwall, PL14 5HF

St Cleer 0.8 miles - Liskeard 2.6 miles - Launceston 14.3 miles

An impressive and incredibly well maintained period property with an extensive garden and detached garage, with enjoyable rural outlooks

- HIGHLY MOTIVATED SELLERS
- Large Garden (1.05ac in all)
- Rural Outlooks from All Aspects
- 2 Reception Rooms
- Tenure: Freehold
- Wealth of Charm and Character
- Detached Garage
- Elevated Position
- Grade II Listed
- Council Tax Band: D

Guide Price £475,000

SITUATION

The property is situated in a prominent and elevated position overlooking the village of Tremar, nestled amongst privately lawned gardens and bounded by agricultural land to the rear. The village of Tremar lies within easy access of open moorland, popular with walkers, mountain bikers and horse riders, with a popular farm shop less than 1 mile away. The neighbouring village of St Cleer has further amenities such as the Parish Church and Public House, along with a highly regarded primary school, children's play area, bus links, village hall, local Football Club and sports pavilion. Approximately 2.6 miles away is the local market town of Liskeard which offers a range of shopping, educational and recreational facilities with sports centre and a mainline railway station serving London Paddington via Plymouth. The city port of Plymouth lies 22 miles from the property with excellent amenities including ferry services to northern France and Spain.

DESCRIPTION

An incredibly well maintained Grade II house with a range of original period features and presented in excellent decorative order. The property was originally built during the 17th Century and extended overtime using similar traditional building materials, including solid stone walls and a slate tiled roof. Retaining gorgeous features such as the cloam oven, granite mullion windows, exposed wooden beams and slate floors, the property now incorporates some more modern conveniences including central heating and modern style secondary glazing on all of the wooden windows. With an extensive garden, detached garage and rural outlooks, the property offers warmth and charm both inside and out.







ACCOMMODATION

The accommodation is presented in excellent order having undergone a range of home improvements overtime by the current owners. The utility room, once a lean to of block and render construction, is now incorporated as part of the property with a range of base units and work surfaces, cupboards which house the oil boiler and a made to match with the kitchen tall storage unit. There is electric underfloor heating throughout the kitchen and utility room. The shaker style kitchen has solid oak worktops, a range of integrated appliances including an electric oven, microwave, inset electric hob and extractor fan. There is a dining room alongside the kitchen, with ample space for a dining table and chairs, along with an oil fired Rayburn and various built in storage. There is a central entrance hall, originally the main entrance into the house, with a beautiful slate floor which is showcased in the sitting room. There is an impressive fireplace housing a woodburning stove, exposed beams and a former dairy to the far end which lends itself currently as extra storage.

The first floor offers three double bedrooms in total, with a number of period wooden doors and features like the feature fireplace in the principle bedroom. Bedroom two has the benefit of built in storage, whilst bedroom three enjoys a dual aspect with far reaching rural outlooks. All bedrooms are serviced by the family bathroom which has a fitted suite and bath with shower over.

OUTSIDE

The property can be approached in several ways including the gated access to a hand laid cobbled driveway. Alternatively, the lane running parallel to the stone boundary wall offers a wide enough area for additional on road parking, not allocated specifically to the property. The gardens are an impressive feature, extending to approximately one acre in all. Predominantly laid to lawn, the gardens are mainly level to the front, with elevated views at the far end, private and boarded by agricultural land to the rear. The gardens wrap around the rear of the property offering a traditional farmhouse style vegetable patch. There is a useful garden shed for storage and a detached garage with power and light connected. The garage has been built with care and consideration, to merge in style with the property being cladded with natural stone and timber, along with a slate roof.

SERVICES

Main electricity, water and drainage. Oil fired central heating via oil burner and Rayburn. Additional wood burning stove. Broadband availability: Ultrafast, Superfast & Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the centre of Upton Cross, proceed on the B3254 towards Liskeard from approximately 3 miles and turn right signposted Rosecraddoc Holiday Village and Manor. Continue along this road passing Rosecraddoc Manor on the right and follow the road into Lower Tremar. Turn right at the crossroads and after 250m, as the road bears left, turn right. After a short distance, at the junction, proceed straight across where the property will be identifiable by a Stags for sale board.

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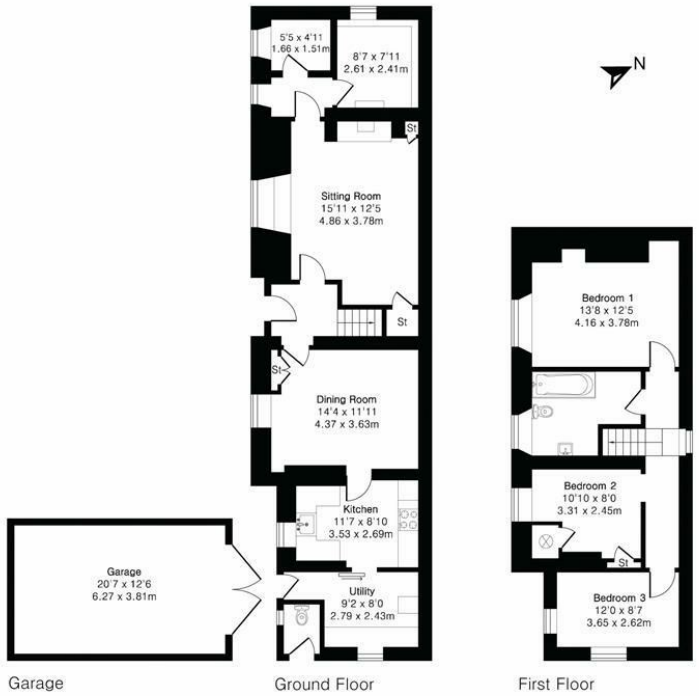




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Approximate Gross Internal Area 1384 sq ft - 128 sq m
(Excluding Garage)
Ground Floor Area 831 sq ft – 77 sq m
First Floor Area 553 sq ft – 51 sq m
Garage Area 257 sq ft – 24 sq m



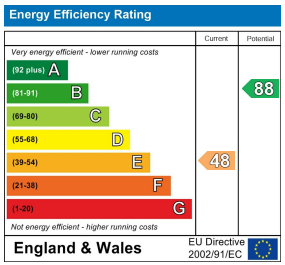
For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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